

**AGENDA OF THE
UTAH STATE BUILDING BOARD MEETING**

**Wednesday, May 3, 2017
Utah State Capitol, Room 250
350 N State Street
Salt Lake City, Utah 84114
9:00 am**

- (Action) 1. **Approval of Minutes from the April 5, 2017 Board Meeting**
- (Action) 2. **Southern Utah University: Request for Programming, Design, & Construction of the New Sports Performance Center**
- (Action) 3. **DFCM: Project Reserve Transfer Request for Snow College Chiller Replacement**
- (Action) 4. **State Building Board: New Administrative Rule R23-3 for Planning, Programming, Request for Capital Development Projects and Operation and Maintenance Reporting for State Owned Facilities**
- (Information) 5. **Utah State Fair Park: Arena Naming Update**
- (Information) 6. **Administrative Reports for the University of Utah and Utah State University**
- (Information) 7. **Administrative Report for DFCM**
- 8. **Future Agenda Items**

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Patty Yacks 538-3010 (TDD 538-3696) at least three days prior to the meeting. *This information and all other Utah State Building Board information is available on DFCM web site at: <http://dfcm.utah.gov/dfcm/utah-state-building-board.html>*



Gary R. Herbert
Governor

Utah State Building Board

3120 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3010
Fax (801) 538-3844

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 3, 2017
Subject: **Approval of Minutes from the April 5, 2017 Building Board Meeting**

Recommendation

Attached for your review and approval are the minutes from the April 5, 2017 meeting.

Utah State Building Board



MEETING

April 5, 2017

MINUTES

Members in Attendance:

Ned Carnahan, Chair
Lisa Barrager
Fred Hunsaker
Gordon Snow

Guests in Attendance:

Jeff Reddoor	Building Board
Patty Yacks	Building Board
Mike Smith	Building Board
Tyson Gregory	Building Board
Ken Hansen	DAS - EDO
Marilee Richins	DAS - EDO
Jim Russell	DFCM
Darrell Hunting	DFCM
Wayne Christensen	DFCM
Dorthy Taylor	DFCM
Lee Fairbourn	DFCM
Cee Cee Niederhauser	DFCM
Bruce Whittington	DFCM
Bob Anderson	DFCM
Cecil Robinson	DHS/DJJS
Susan Burke	DHS/DJJS
Robyn Pearson	DNR
Sean Faherty	Legislative Fiscal Analyst
Kevin Griffin	UDOT
Col. Smith	Utah National Guard
Sid Painar	AJC Architects
Vicky Golie	Babcock Design Group
Sherry Ruesch	Dixie State University
Gabe Krammer	Envision Engineers
Jodi Geroux	FFKR Architects
Jim Lohse	FFKR Architects

Rachel Legree	Gordian
Mark Bagley	Gordian
Heather Knighton	MHTN Architects
Stephanie Ray	Michael Baker International
Eric Tholen	Michael Baker International
Julee Attig	Reaveley Engineers
Antonia Vazquez	SH Architects
Malin Francis	SLCC
Bob Askerlund	SLCC
Jake Dettinger	Snow College
Jade Teran	Spectrum Engineers
Tiffany Woods	Spectrum Engineers
Tiger Funk	SUU
Tyler Brinkerhoff	UCAT
Joseph Demma	UCAT
Dave Woolstenhulme	UCAT
Ken Nye	University of Utah
Rich Amon	USHE
Ben Berrett	Utah State University
Frank Young	Utah Valley University
Christie Steele	VCBO
Bruce Daley	Weber State University
Mark Halverson	Weber State University

On Wednesday, April 5, 2017, the Utah State Building Board held a regularly scheduled meeting in Room 250 of the Utah State Capitol, in Salt Lake City, Utah. The meeting was called into order at 9:00 am.

Prior to beginning with the regularly scheduled agenda Mrs. Barrager, the newest member of the Board, took her Oath of Office. After Mrs. Barrager was sworn in, she took her position on the bench. Chair Carnahan then proceeded with the regularly scheduled agenda.

☐ APPROVAL OF MINUTES OF FROM THE FEBRUARY 1, 2017 MEETING

Chair Carnahan asked for comments or corrections to the minutes from the February Building Board Meeting. No comments or corrections were brought forward.

MOTION: Mr. Snow moved to approve the Minutes from the February 1, 2017 Meeting. The motion was seconded by Mr. Hunsaker and passed unanimously.

☐ DEPARTMENT OF WORKFORCE SERVICES: REQUEST TO NAME THE ADMINISTRATION BUILDING TO THE OLENE S. WALKER WORKFORCE SERVICES BUILDING

Mr. McDonald, DWS Communications Director, presented a request to name the DWS Administration Building located on 140 East 300 South in Salt Lake City, Utah, to the Olene S. Walker Workforce Services Building. This request coincides with the department's 20-year anniversary. HB 375 passed in July of 1997 to consolidate five separate agencies into one department, the Department of Workforce Services, to best serve the needs of the public. Former Governor Walker played an instrumental role in the creation of DWS. This request has the approval of both the Walker family and the Governor's Office. DWS will include this naming dedication as a part of their 20th anniversary celebration on June 29.

MOTION: Mr. Hunsaker moved to approve the naming of the DWS Administrative Building to the Olene S. Walker Workforce Services Building. The motion was second by Mrs. Barrager and passed unanimously.

☐ STATE BUILDING BOARD: APPROVED CAPITAL IMPROVEMENT LIST FOR FY18

Mr. Reddoor presented the approved Capital Improvement List for FY18. This reflects a 1.1% increase of approximately \$119M. Here are some of the highlights from the list:

- Statewide Energy Metering Project Phase 2: Requested \$2.5M; approved for \$1.65M
 - Funds reduced in order to support adjusted CBE's
- Retrofit of State Owned Fuel Tanks to Meet EPA Requirements Phase 2: Requested \$2.982M; approved for \$2.5M
 - This project is nearing completion
- Nephi Readiness Center Infrastructure Upgrades: Approved for \$4M
 - This item needed to be funded in order to prevent UNG of depleting it's funds

Mr. Reddoor made a correction to the list. The third item listed under the section for Southern Utah University titled "Music Building: Chiller Replacement" has been strikethrough. DFCM provided emergency funds to complete this request. The \$90K approved for the chiller replacement will be reassigned to the "Bennion Building: Data Cable Upgrade" project.

Mr. Hunsaker inquired if consideration is given for the age of the building when reviewing capital improvement requests. Mr. Reddoor confirmed that the age of the building is part of the scoring criteria used for evaluating capital improvement requests. Mr. Hunsaker also wanted to know why some requests received more funds than the original ask. Mr. Reddoor explained that this is due to an increase in the capital budget estimate, which is performed by DFCM. The requesting agency attempts to make their best estimate at what the project should cost. However, soft costs such as design, construction, and administrative costs may go overlooked in the agency's estimate. This explains why the approved amount may be greater than the requested amount.

Mr. Snow requested a breakdown of the item titled "FCA Program, Building Audits and Building Board" listed on the last page for approximately \$1.3M. Mr. Reddoor explained that \$900K of this budget is dedicated to performing condition assessments costing, which is critical for determining the lifecycle of a building. The remainder of this budget is used to pay for two full time auditors and administrative costs for the Board.

MOTION: Mr. Hunsaker moved to approve the Capital Improvement List for FY18. The motion was second by Mr. Snow and passed unanimously.

*** Item 4 from the Division of Juvenile Justice Services was moved down on the agenda. This request was presented as item 13 in the meeting.**

☐ WEBER STATE UNIVERSITY: REQUEST FOR CONSTRUCTION OF THE NEW IPE FACILITY

Mr. Halverson, WSU Associate Vice President, presented a request to proceed with the construction phase of the New IPE Center (Ezekiel R. and Katherine W. Dumke Center for Interprofessional Education in Health Care). The Board approved the design and programming phases for this facility in July of 2016. Programming was completed six months ago and the construction drawings are anticipated to be completed in less than

two months. WSU has been working with VCBO Architects in this regard. The donors for the new IPE Center have requested that construction begin in June of this year. The IPE Center will be located directly adjacent to the Allied Health Building. This location will have the least impact on WSU's masterplan and compliments the space as a support facility to Allied Health Building. There is a programmatic need for additional classroom space, which this new facility will provide.

This proposed 11,500 sqft. facility is expected to cost \$4.2M. A biorhythmic brick pattern will be incorporated in the exterior façade. This accents the exterior at a minimal cost. No state funds are, or will be requested for either O&M or capital improvements.

Chair Carnahan added that a funding certification letter has been provided to the Board from President Wight stating that the funds are secured for this project.

Mr. Snow requested more information on the income stream referenced in President Wight's funding certification letter. Mr. Halverson explained that WSU runs several health clinics. While the cost to the public is minimal to visit these clinics, the revenue generated is sufficient to cover the O&M costs for this new facility. The O&M costs for this facility is expected to be minimal. Mr. Snow also inquired if a 1% dedication to Utah Art was incorporated to the project cost. Mr. Halverson confirmed that \$50K has been dedicated for a mosaic tile project. These funds have been lumped into the construction costs.

MOTION: Mr. Snow moved to approve the Request for Construction of the New IPE Facility. The motion second by Mr. Hunsaker and passed unanimously.

❑ WEBER STATE UNIVERSITY: REQUEST FOR DESIGN AND CONSTRUCTION OF THE NEW NORTH GATEWAY PROJECT AT STEWART STADIUM

Mr. Halverson also presented this request for Weber State University. Weber State Athletics established a master plan for Stewart Stadium improvements several years ago. The WSU Athletics Director has been diligent on raising funds to improve the stadium for the athletes and to enhance the fan experience. Elements of the master plan that have now been completed include; replacement of the turf field with a new artificial surface, improvement to the track and field facilities located at the stadium, renovation and expansion of the restroom facilities, and remodeling of several floors of the Sky Suites facility. The two major elements of the master plan that remain to be completed are a replacement of the east-side bleachers, and construction of a north end football support facility that will be known as Sark's Boys Gateway – a reference to the WSU teams of the late 1960's that were coached by Sark Arslanian.

Current planning calls for a 23,000 sqft. facility that will include a home team locker room, team meeting rooms, training and equipment facilities, weight room addition, expanded restrooms, and ticketing/concession areas. The anticipated cost of the new facility is \$6.5 million. Donations and gift agreements of just over \$5M have been collected to date. The university would like to proceed with programming and design while the remaining funding is raised for the construction. Construction would then proceed after the total required funding is in place.

Mr. Snow raised concerns with in inclusion of the word boy's in the naming of this facility. Mr. Halverson is open to politically evaluating the official name of this facility.

MOTION: Mr. Snow moved to approve the programming and design phase of the New North Gateway Project at Stewart Stadium. Weber State University will come back to the Board to request approval to proceed with the construction phase once the funds for construction are in place. The motion was seconded by Mr. Hunsaker and passed unanimously.

□ UNIVERSITY OF UTAH: REQUEST FOR CONSTRUCTION OF KENNETH AND SALLY BURBIDGE ATHLETIC ACADEMIC CENTER EXPANSION

Mr. Nye with the University of Utah presented this request. This \$2 million, 6,000 sqft addition will be constructed as a two-floor addition on the east and west ends of the current facility. This expansion will improve coordination between the student athletes and the administration and support staff. It will create an environment better suited for academic achievement and personal growth of skills needed for later in life.

The expansion will be located to the northwest of the Huntsman Center. This project will be constructed using the design build process with a firm cap of \$2M. O&M for this facility will be funded from revenue from the athletic department.

Mr. Hunsaker inquired what requirements the Board has in place for certification of funds for non-state funded projects. Mr. Bachman confirmed that no requirement is currently listed in statute; however, the Board may adopt policies to require certification for non-state funded projects. The University of Utah did not submit a funding certification letter with this request because it is not required. The Board is in agreement that it is best practice to have a funding certification letter in place. Mr. Nye stated that he can obtain a letter and will send this to Mr. Reddoor.

MOTION: Mr. Snow moved to approve the request for construction of Kenneth and Sally Burbidge Athletic Academic Center Expansion. This approval is contingent on receiving a funding certification letter from President Pershing. The motion was seconded by Mr. Snow and passed unanimously.

□ UTAH DEPARTMENT OF TRANSPORTATION: REQUEST TO BUNDLE CONSTRUCTION FOR SALT STORAGE BUILDINGS INTO A SINGLE PROJECT

Mr. Griffin, UDOT Maintenance Director, presented this request. As of 2013, UDOT is required to cover all salt piles used for snow removal operations. There are 10 locations remaining; 2 of which are new space locations. In the past UDOT has bided these projects independently. It is the intent of UDOT to bundle these 10 projects into a larger project, with 2-5 projects falling under a single contract. By doing this, UDOT hopes to attract larger contractors and benefit from the economy of scale. Due to the \$500K limit on new space, UDOT will separate the 2 new locations between FY18 and FY19.

There is concern that bundling these projects may cause this request to transform into a capital development request because it is expected that the total will exceed \$500K. Mr. Bachman clarified that there are only limitations in place for adding up capital improvement projects for a single facility that exceed \$500K. UDOT's projects will take place at 10 separate locations; therefore, this concern is resolved.

Chair Carnahan inquired if UDOT was using a standard for these facility. Mr. Griffin confirmed that a standard design will be used for all facilities and that the design phase is almost completed.

MOTION: Mr. Snow moved to approve the request to bundle construction for UDOT's salt storage buildings into a single project. The motion was seconded by Mrs.

Barrager and passed unanimously.

❑ DFCM: PRELIMINARY UPDATE TO THE BOARD CONCERNING AN ALTERNATIVE BUILDING STANDARD FOR UNIVERSITY HOUSING PROJECTS

Mr. Hunting reported that DFCM has composed a committee of 20 people, which consists of at least one representative from each of the Higher Ed. institutions, architects, engineers, and developers. This committee has met twice and discussed their thoughts of the current design standard and possible changes to be made. Sarah Boll with DFCM is currently drafting a revised high performance standard for student housing which the committee will review. The Board has given this committee 90 days (until May) to report back on their findings for an alternative standard. Due to the changes within DFCM management, Mr. Hunting has requested this deadline to be extended until June.

Chair Carnahan expressed that he would have liked to be more informed with how this committee was developing and asked if minutes were taken from the two meetings that have been held. Mr. Hunting confirmed that minutes were taken at the meetings. Chair Carnahan suggested that these documents be shared with the Board and recommended that the size of the committee be narrowed down to 5-7 members.

There was discussion amongst the Board on the importance of maintenance standards. State facilities are audited to meet maintenance standards, however Mr. Reddoor confirmed that this process does not apply for student housing per statute. Mr. Snow inquired if there was a need to have an alternative standard in place by May. Chair Carnahan confirmed there is no urgent need to have an alternative standard defined by May and is in favor for changing the deadline in order to allow this committee to present a well-thought out alternative standard.

MOTION: Mr. Snow moved to extend the preliminary update to the Board concerning an alternative building standard for university housing projects until the November meeting. The motion was seconded by Mrs. Barrager and passed unanimously.

Mr. Reddoor invited Mr. Hunting to update the Board on this item at any time prior to November. Chair Carnahan requested documents and decisions from this committee be forwarded to the Board.

❑ DEPARTMENT OF HUMAN SERVICES-DJJS: CAPITAL IMPROVEMENT TRANSFER REQUEST

Mr. Robinson, DJJS Administrative Services Director, presented a request to transfer capital improvement funds. For FY 2016 capital improvement funds were authorized to upgrade the fire alarm system at Wasatch Youth Center and for FY 2017 capital improvement funds were authorized to replace the roof at the Decker Lake Youth Center. The amounts authorized were \$175,240 and \$292,554 respectively. Given that JJS will again ask for replacement funds for the Wasatch Youth Center and the Training Center, DJJS feels it is an unnecessary use of state funds to follow through with these capital improvement projects. The architects and engineers involved with DFCM estimated that both have a useful life of at least five more years.

DJJS has requested that these allocated funds be transferred to fund three capital improvement projects at the Salt Lake Detention Center:

- Replace EPDM Single-Ply Membrane, \$540,500
- Replace the rooftop units, \$644,901

- Replace the HVAC controls, \$276,250

Mr. Reddoor requested clarification on when these three requested were submitted. Mr. Robinson confirmed that these requests were submitted for FY17.

DFCM anticipates that there will be cost overruns for the roof replacement at the Salt Lake Detention Center due to of unforeseen seismic issues; however, this project has not gone out for bid. A dollar amount for this potential cost overrun cannot be determined at this time. DJJS has also requested replacements of the security control panel, cameras, and a separate the duress system from the fire alarm system, all of which have been identified as critical needs of the division. DFCM estimates the cost of these replacements to be \$420,700.

Mr. Reddoor explained that the Board has the authority to make the determination if allocated capital improvement funds should stay with the agency and be readjusted for another capital development need or be returned to the capital improvement fund. Mr. Reddoor recommends that this item be tabled so that he may work with the agency to identify recommendations and alternatives for the Board to consider.

MOTION: Mr. Snow moved to table the Department of Human Services-DJJS: Capital Improvement Transfer Request to a future meeting. The motion was seconded by Mr. Hunsaker and passed unanimously.

❑ DEPARTMENT OF NATURAL RESOURCES: PROJECT OVERVIEW FOR NEW FIRE DISPATCH CENTER IN RICHFIELD

Mr. Pearson, Deputy Director of DNR, presented this request. Intent language was approved during the legislative session to allow DNR to work with DFCM, the BLM, and the Forest Service, to build a wildland fire dispatch center. This dispatch center will be located adjacent to the newly constructed DNR Regional Building in Richfield, Utah and will not exceed 5,000 sqft, in size. An in-depth study has been performed to determine the best strategy for dispatching wildland fires. The recommendation from this assessment is to consolidate and modernized dispatch centers. The \$2.2M in funds appropriated for this project will come from a Forestry, Fire, and State Lands restricted account. Funds from the restricted account will be replenished through lease payments from agencies occupying this facility. The Forest Service is currently occupying the DNR Regional Building in Richfield and will move into this facility upon completion.

Mr. Reddoor thanked Mr. Pearson for presenting this update to the Board. This is an informational item because approval has been granted through legislative action.

❑ ADMINISTRATIVE REPORT FOR UDOT

Mr. Griffin delivered the administrative report for UDOT. He noted that the department has made great strides in completing several projects that have created a backlog. Many projects contained on their report have been completed or are very close to completion. Highlights from the report include:

- Tie Fork Rest Area Leach Field: The design phase is 99% complete and this project should be advertised within the next couple of weeks. UDOT is working with their Region 4 office to possibly purchase a small lot of land to extend the leach field.
- 10 Salt Storage Facilities: All storage facilities are currently in the design phase. Mr. Griffin thanked the Board for granting approval to bundle these projects earlier in the meeting.

- Cottonwood Maintenance Facility: This project received many offers during the bidding process. A bid was been received for \$4.1M, which is lower than anticipated. The construction estimate for this project was projected to be \$5M.
- Snowville Maintenance Facility: The design for the new Snowville Maintenance facility is 95% complete. UDOT and DFCM will advertise this project in the Spring of 2017 with construction beginning after the new fiscal year. Mr. Griffin reminded the Board that the funds for this project will come from the sale of the old Clinton Maintenance Facility.
- Salt Lake West Maintenance Facility: Geotechnical work is being done at this time. Design to begin after geotechnical work is completed.
- Morgan Maintenance Station: This project is expected to be completed by the end of the month

❑ **ADMINISTRATIVE REPORTS FROM THE UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY**

Mr. Nye delivered the March administrative report for the University of Utah. There is one item to highlight for the professional service agreements, which is Item 10; Project 21937; Health Sciences Campus Energy Efficiency Improvements. This agreement is for an Investment Grade Audit on 23 buildings in the Health Science area of campus, which will identify opportunities for increased energy efficiency with the accompanying cost and payback. This will serve as the basis for determining the scope of a potential energy project that may be pursued sometime this summer. There were no significant items to report on for construction contracts. Residual funds totaling \$189,391.63 from three capital improvement projects were transferred into the Project Reserve Fund per statute. This brings the balance in this reserve to \$724,392.17. There were four draws to the contingency fund:

- Project 21582; Energy Projects Associated Work This transfer of \$46,984.25 covers the cost of several unforeseen conditions involving four different underground utilities that were either unknown or in a location different than had been previously documented.
- Project 21835; Replace Chillers in Chemistry Building: This transfer of \$165,762.26 covers the cost of nine different unforeseen conditions or design omissions. The largest, costing \$59,072, was to relocate a 6" waterline that was not known to exist in the location of a new cooling tower structure.
- Project 21923; Replace Science Area Chiller Plant: This transfer of \$41,838.50 covers the cost of two unforeseen conditions: (1) impact of moving a waterline that was discovered during excavation, and (2) structural changes that were needed to accommodate the cooling tower that were different than specified in bidding documents.
- Project 21939; Merrill Engineering Building Freight Elevator Upgrade: This transfer of \$22,666 covers the cost of replacing elevator doors that were originally deemed acceptable and then replacement was required by the elevator inspector.

This concludes the March report. Mr. Nye proceeded with the April report. There are no significant professional services agreements to report. There is one item to highlight for construction contracts, Item 11; Project 21824; Marriott Library Phase 3 Controls. This contract

was awarded on a sole source basis due to the necessity to upgrade and install controls that are compatible with the Honeywell Building Control System that exists in the balance of the building. Honeywell won the bid on the first phase of the controls upgrade. This phase completes the controls upgrade for this 511,268 GSF building. Residual funds of \$17,426.93 from a recently completed capital improvement project were transferred into the Project Reserve Fund per statute. There were two draws to the contingency fund:

- Project 21632; HTW Generator 5 Replacement: This transfer of \$37,406 covers the cost of additional weld testing and commissioning services that were required as a result of unforeseen conditions.
- Project 21923; Replace Science Area Chiller Plant: The majority of this transfer of \$67,185 covers the cost of piping changes that were required to work with the new cooling tower.

Mr. Berrett delivered the March administrative report for Utah State University. 8 Professional Contracts and 9 Construction Contracts were issued. Highlights include; a design contract for the South Farm Dairy Barn awarded to Sunrise Engineering and two construction contracts awarded to Raymond Construction for PDP renovation and mechanical and plumbing additions. There were four draws to the contingency reserve fund:

- Concrete Replacement: This transfer for \$16,965.13 covers a new concrete approach at 700 N 1100 E.
- Classroom/Auditorium Upg FY16: This transfer for \$13,592.00 is to install mirrors and a drinking fountain.
- Hydraulics Lab Landscape FY17: This transfer of \$841.02 is to provide temporary barriers to protect utilities.
- Emergency Generator FY14: This transfer of \$389.50 is for additional work on location.

Funds from four completed capital improvement projects totaling \$51,579.51 were transferred into the Project Reserve Fund. There was one draw to award the PDP Air Handling Unit contract in the amount of \$79,108.

This concludes the March report. Mr. Berrett proceeded with the April report. 11 Professional Contracts and 8 Construction Contracts were issued. Highlights include; a design contract issued to Jacoby Architects to remodel the Lillywhite Building and a construction contract issued to Sunrise Engineering for a robotic milking system. Legislative funds were allocated to the Kaysville Building Addition, which represents the one transfer into the contingency reserve fund. There were two draws to the contingency totaling \$6,600.95. Funds of \$35,306.57 from a recently completed project were transferred into the Project Reserve Fund. Mr. Berrett reports that both the contingency and project reserve funds are in good order.

❑ ADMINISTRATIVE REPORT FOR DFCM

Mr. Russell, DFCM Director, presented the administrative report for DFCM. Item 17 in the informational packet combines the March and April reports. There are no significant lease activities to report. 45 Professional Service Agreements were issued; 26 Design Agreements, 19 Misc. Agreements. 59 Construction Contracts were issued which consists of; 4 New Space Contracts, 37 Remodeling Contracts, 2 Paving/Roofing Contracts, 16 Other. The 4 New Space Contracts are CM/GC agreements, the amount awarded is only for pre-construction. Additional construction costs will be added in the future.

Capital Development contingency started period with \$6,525,953 and ended with \$4,951,793, with no increases and 11 transfers to projects totaling \$1,574,160.

- UVU New Classroom Building: This transfer of \$664,385 covers costs for an exploratory well and production well. The cost for the production well will be split between DFCM and the general contractor.
- Dixie ATC New Permanent Campus Building: This transfer of \$588,876 covers the redesign the electrical system and other change orders.

Capital Improvement started the period with \$6,167,058 and ended with \$5,911,267, with multiple transfers to projects totaling \$255,792.

- USDC Evergreen Bldg. HVAC Replacement: This transfer of \$117,428 covers change orders for the HVAC system replacement and asbestos abatement

The project reserve fund had no activity for this period, ending with a balance of \$1,285,856 and the Improvement project reserve fund had 12 transfers to the fund totaling \$374,804, and one transfer from the fund of \$39,776, ending with a balance of \$5,000,638.

The contingency reserve fund analysis is in good order and has an excess balance of \$694,984. It is important to note that this figure varies throughout the year as projects close and others begin.

FUTURE AGENDA ITEMS

- An update from the Utah State Fair Park regarding the Board's contingent approval to name the arena the Days of 47' Arena
- DFCM will report back on the progress of developing an alternative building standard for university housing projects
- Weber State University will come back to the Board to request approval to proceed with construction of the New North Gateway Project at Stewart Stadium once the funds are in place. The Board would also like an update on the official name of this facility.
- The capital improvement transfer request submitted by DJJS has been tabled for a future date

The Board will reconvene in Room 4112 of the State Office Building for a business meeting after this meeting is adjourned.

☐ ADJOURNMENT

MOTION: Mr. Hunsaker moved to adjourn the meeting. The motion was second by Mr. Snow and passed unanimously.

The meeting adjourned at 11:25 am.



Gary R. Herbert
Governor

Utah State Building Board

3120 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3010
Fax (801) 538-3844

MEMORANDUM

To: Utah State Building Board
From: Jason Butikofer, SUU Athletics Director
Date: May 3, 2017
Subject: **Southern Utah University: Request for Programming, Design, & Construction of the New Sports Performance Center**

Southern Utah University seeks approval for programming, design, and construction for a new Sports Performance Center. This new center is where all Thunderbird student-athletes will train, develop, and compete for championships.

The current weight room is 3,250 square feet, which can function effectively for only 40 students at once. The new center will more than double that area – providing approximately 8,000 square feet. This new \$870,000 facility will be built west of Eccles Coliseum. As a prefabricated steel building, it will be a state-of-the-art, fiscally efficient, highly functional and aesthetically pleasing. This facility will be paid for through privately donated funds that have been committed to SUU at this time.



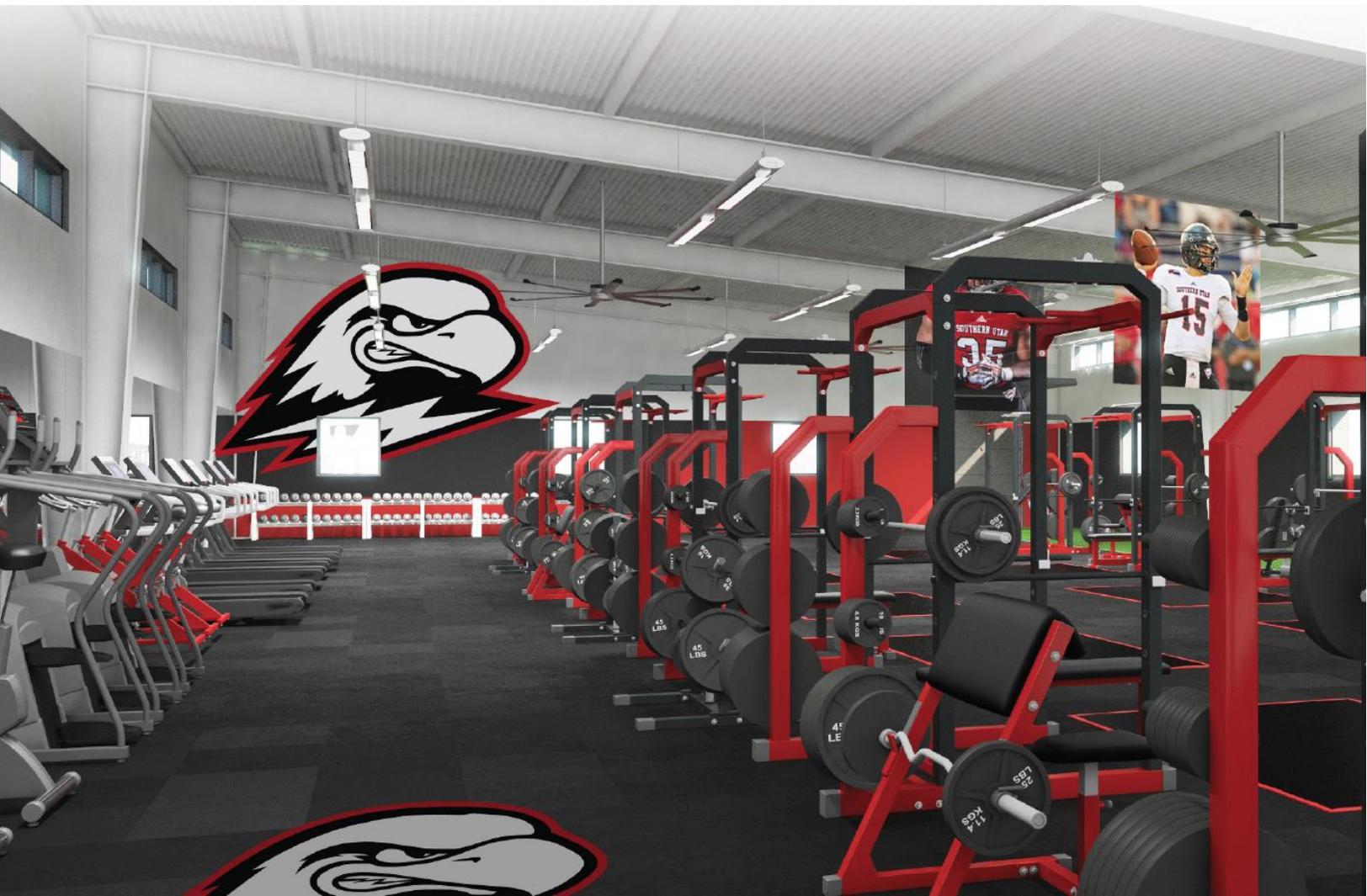
THE NEW
SPORTS PERFORMANCE CENTER
AT SOUTHERN UTAH UNIVERSITY



SUU ATHLETICS

THE NEW SPORTS PERFORMANCE CENTER

This new \$870,000 facility will be built west of Eccles Coliseum. As a prefabricated steel building, it will be state-of-the-art, fiscally efficient, highly functional and aesthetically pleasing. This new center is where all Thunderbird student-athletes will train, develop and compete for championships.



This facility—which will also become a highlight for recruiting visits—will greatly benefit all 370 student-athletes. The efficiency of better training schedules will support class participation, increase academic rigor and allow for greater community involvement.

The current weight room is 3,250 square feet, which can function effectively for only 40 students at once. The new center will more than double that area—providing approximately 8,000 square feet—enhancing the opportunities for the Thunderbirds to compete for championships.



Community Impact

- Space to provide strength and conditioning clinics for local and regional high school coaches.
- Access to the facility for 2,752 attendees of SUU Summer Camps.



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SCOTT L WYATT
PRESIDENT

April 17, 2017

Jeff Reddoor, Director
Utah State Building Board
4110 State Office Building
Salt Lake City, Utah 84114

Subject: Funding Commitment for Sports Performance Center Project

Dear Mr. Reddoor:

With this letter, I confirm that the University has the private donated funds on hand, immediately available for the project, or written commitments from reliable donors for the same. If an unforeseen exigency were to arise that impaired any of the pledged commitments, the University has the capacity and will pay DFCM invoices for project costs.

I respectfully request Building Board approval to begin this project for SUU Athletics.

Sincerely,



Scott L Wyatt

BUDGET/TIMELINE

STAGE 1: PROGRAM & DESIGN

May 2017 – July 2017

FUNDING

Stage 1 Total Cost = \$60,000

\$870,000 - Cash and pledge from private funding for this project. \$810,000 will carry forward to Stage 2.

STAGE 2: CONSTRUCTION

July 2017 – October 2017

FUNDING

Stage 2 Total Cost = \$810,000

\$810,000 - Cash and pledge from private funding for this project.

SUMMARY

Stage 1 Cost	\$60,000	Carter Family (DEC 2016)	\$440,000
Stage 2 Cost	\$810,000	Eccles Foundation (MAR 2017)	\$250,000
Total Cost	\$870,000	Eccles Foundation Pledge (DEC 2017)	\$180,000
		Total Funding	\$870,000

DONOR DOCUMENTS

GEORGE S. AND DOLORES DORÉ ECCLES
F O U N D A T I O N

Directors: • SPENCER F. ECCLES • LISA ECCLES • ROBERT M. GRAHAM
CEO & Chairman of the Board President & COO Secretary, Treasurer & General Counsel

March 14, 2017

Scott L. Wyatt, President
Southern Utah University
351 West University Blvd.
Cedar City, Utah 84720

Dear President Wyatt:

I am pleased to advise you that the directors of the George S. and Dolores Doré Eccles Foundation approved a grant in the amount of \$750,000 to Southern Utah University (SUU) at our meeting on February 27, 2017. This grant is designated to assist in upgrading your athletics facilities, including construction of a new Sports Performance Center west of the Eccles Coliseum, and remodeling of the east wing of the Harris Center, which is part of the Eccles Coliseum's existing facilities.

This grant is scheduled for payment as follows:

March 2017	\$250,000 (Our check is enclosed.)
December 2017	\$500,000

In regard to the naming opportunity you generously offered to provide recognition of our support of this project, we would be pleased to have the new sports performance center named as follows:

George S. Eccles Sports Performance Center

We are delighted to be able to partner with the Dave Carter family and others to assist SUU in making these improvements to the facilities associated with the Eccles Coliseum. We realize the results will positively impact not only student-athletes and coaches, but the entire campus community and loyal SUU “Thunderbird Athletics” alumni and boosters. Our directors continue to value SUU’s important role in Utah’s statewide higher education system, and we hope this project will further strengthen your ability to recruit and retain an outstanding student body and a faculty and staff of excellence.

DONOR DOCUMENTS

President Scott L. Wyatt
Southern Utah University
March 14, 2017
Page 2

Enclosed is a form to be completed and submitted to us, providing our directors with a final report of the use of this grant. Submission of this Grant Use Report in a timely manner is required in order for your organization to be eligible to apply for future grants from our foundation.

Best wishes for success with this project and throughout SUU in the coming year!

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Eccles", with a long horizontal flourish extending to the right.

Lisa Eccles
President & COO

c: Jason Butikofer, Director of Athletics, SUU ✓
Janet Borg, Director of Development, SUU

LE/tl/eaw

DONOR DOCUMENTS

November 22, 2016

ATTN Cameron Brooks
Southern Utah University
Old Main Building 103
351 West University Blvd.
Cedar City, UT 84720

Re: Quality Ready Mix and Concrete Company Charitable Remainder Unitrust

Dear Mr. Brooks:

Please find enclosed four copies of the Receipt, Release and Indemnity Agreement. Please have all four copies signed by the proper authority. Once signed, keep one completed original for your organization and return two to me at the address listed below. Please send the last completed original to: Premier Administration, PO BOX 970367, Orem, UT 84097.

Also enclosed is a check in the amount of \$439,732.55 to Southern Utah University to be used "for its general charitable purposes" and a copy of the final accounting for the CRUT.

Should you have any questions regarding the information above please contact my CRUT administrator, Premier Administration, at 801-802-8930.

Sincerely,

Douglas Carter, Trustee
P.O. Box 339
Parowan, UT 84761

Enclosures

DONOR DOCUMENTS

RECEIPT, RELEASE AND INDEMNIFICATION AGREEMENT

This Receipt and Release Agreement (this “*Agreement*”) is entered into by and among, DOUGLAS CARTER, as trustee of the QUALITY READY MIX AND CONCRETE COMPANY CHARITABLE REMAINDER UNITRUST, U/A/D 08/05/1996 (the “*Trustee*”); QUALITY READY MIX AND CONCRETE COMPANY, a Utah corporation (“*Quality*”); and SOUTHERN UTAH UNIVERSITY, a Utah state agency (the “*University*”). The Trustee, and the University are sometimes referred to herein individually as a “*Party*” and collectively as the “*Parties*.” Each of Quality and the University is sometimes referred to herein individually as a “*Beneficiary*” and collectively as the “*Beneficiaries*.”

RECITALS

Quality (the “*Donor*”) created the QUALITY READY MIX AND CONCRETE COMPANY CHARITABLE REMAINDER UNITRUST (the “*CRT*”) by agreement dated the 5th day of August 1996 (the “*CRT Agreement*”);

WHEREAS, Article FIRST, Paragraph B of the CRT Agreement, provided for the payment of a unitrust amount for the period beginning on the commencement date of the CRT (as defined in the CRT Agreement) and ending on the date 20 years after the commencement date (such date being the “*Termination Date*”);

WHEREAS, the 20 year anniversary since the commencement date occurred on August 5, 2016, which date became the Termination Date;

WHEREAS, Quality is entitled to receive any accrued but unpaid unitrust payments until the Termination Date;

DONOR DOCUMENTS

WHEREAS, upon the Termination Date and full payment of the remaining unitrust payments, the remaining principal and income of the CRT are to be paid to the University; and

WHEREAS, the Trustee desires now to terminate the CRT according to its terms and wind up its administration.

NOW THEREFORE, in consideration of the foregoing premises, which are specifically incorporated herein by this reference, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Accounting of Trust. Each Party has received and accepts the final accounting of the administration of the CRT performed by Premier Administration. (“*Premier*”).

2. Receipt of Entire Interest. Quality acknowledges receipt of all required unitrust payments, including the final payment in the amount of \$4,274.19, in full satisfaction of its interest in the CRT and that no further payments are due. The University acknowledges receipt of \$439,732.55 in full satisfaction of its entire interest in the CRT.

3. Release. Each Beneficiary releases and forever discharges the Trustee and its agents, insurers, attorneys, affiliates, successors, and assigns from any and all causes of action, claims, demands, expenses, losses, or other liabilities of any nature whatsoever, whether matured or unmatured, known or unknown, that it now has or hereafter may have, arising from or related in any way to the CRT, including, but not limited to, the administration or termination thereof.

4. Legal Fees. The law firm of BENNETT TUELLER JOHNSON & DEERE, LLC (“*BTJD*”) has acted as legal counsel to the Trustee with respect to the preparation of this agreement, and is entitled to payment of its fees in connection therewith. The Parties hereby approve and consent to payment to BTJD of its fees in the amount of \$1,000.00 for its services

DONOR DOCUMENTS

rendered in connection with the windup and termination of the CRT.

5. Accounting Fees. Premier has completed all required federal and state tax reporting forms for the CRT during its engagement, and is willing and prepared to complete final forms for the CRT for its 2016 taxable year. Premier is entitled to payment of its fees and expenses for services rendered (and to be rendered) to the CRT, in the amount of \$1,577.71. The Parties hereby approve and consent to payment to Premier of its fees and expenses in the amount of \$1,577.71 for its services rendered in connection with the windup and termination of the CRT.

6. Representations and Warranties. The University represents and warrants to the Trustee that as of each and every date upon which it received (or will receive) any distribution of property from the CRT, it was (or will be) an organization described in Sections 170(c), 2055(a), and 2522(a) of the Internal Revenue Code of 1986, as amended. Each Party represents and warrants to each other Party that it is duly authorized and has complete authority to execute this Agreement, whether for itself or on behalf of any entity for which it is acting.

7. Indemnification. Each Beneficiary (each an “*Indemnitor*”), to the extent permitted by law, indemnifies the Trustee and its agents, insurers, attorneys, affiliates, successors, and assigns (each an “*Indemnitee*” and collectively the “*Indemnitees*”) from and against any and all claims, demands, expenses, losses, or other liabilities of any nature whatsoever (each a “*Loss*”) that any Indemnitee may at any time sustain or incur in connection with (i) the breach of any representation or warranty made by the Indemnitor herein, or (ii) the CRT, including, but not limited to, the administration or termination thereof. Notwithstanding the foregoing, with respect to each Indemnitor, the indemnity set forth in clause (ii) of this Section 7 shall apply only to the extent of the aggregate distributions the Indemnitor has received from the CRT, and shall not apply to any Loss to the extent sustained or arising from any act or

DONOR DOCUMENTS

failure to act of the Trustee that constitutes a breach of trust under applicable law.

8. Effective Date. This Agreement shall bind all of the Parties as of the earliest date on which all Parties have signed it. No Party shall be bound by this Agreement until all Parties have signed it.

9. Governing Law. This Agreement shall be governed by the laws of the State of Utah in all respects.

10. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, by original or facsimile signature, each of which shall be deemed to be an original and all of which together shall constitute but one and the same instrument.

11. Integration; Amendment. This Agreement sets forth the entire agreement among the Parties. No provision of this Agreement shall be altered, amended or revoked except by an instrument in writing signed by all Parties.

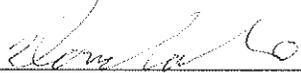
12. Severability. In the event that any part of this Agreement is found to be void or unenforceable, the remaining provisions of this Agreement, shall nevertheless be binding with the same force and effect as if the void or unenforceable part were deleted.

[Remainder of Page Intentionally Left Blank; Signature Pages Follow]

DONOR DOCUMENTS

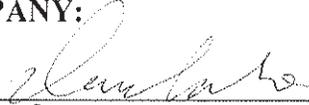
IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the respective dates set forth below, to be effective for all purposes as set forth in Section 8.

TRUSTEE:


Douglas Carter, Trustee

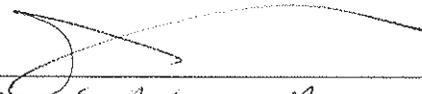
Date: 12-13-16

QUALITY READY MIX AND CONCRETE COMPANY:

By: 
Name: Douglas Carter
Its: pres.

Date: 12-13-16

SOUTHERN UTAH UNIVERSITY, a Utah STATE AGENCY

By: 
Name: Scott L. Wyck
Its: President

Date: December 21, 2016

[End]

O&M Plan

Operations and Maintenance costs will be budgeted each year using a zero-based budgeting process and will be funded from the revenue generated through private donations and athletic ticket sales.

Estimated Yearly O&M Cost:

$$\text{\$7.36 per square foot} \times 8,000 \text{ square feet} = \text{\$58,880}$$

SUU SOUTHERN
UTAH
UNIVERSITY



Gary R. Herbert
Governor

Utah State Building Board

3120 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3010
Fax (801) 538-3844

MEMORANDUM

To: Utah State Building Board
From: Darrell Hunting, DFCM Project Manager Supervisor
Date: May 3, 2017
Subject: **DFCM: Project Reserve Transfer Request for Snow College Chiller Replacement**

Recently, DFCM has been made aware that the chiller located in the Snow College High Tech Building is inoperable and in need of replacement. The control board needed to repair the chiller is no longer available. Building occupants have started to complain of uncomfortable conditions.

Per Rule 63A-5-104, DFCM request that \$200,000 from the Project Reserve be approved to fund this project to replace the chiller ASAP. Snow College has projects in close-out that will be contributing over \$270,000 into project reserve.



State of Utah

GARY R. HERBERT
Governor

SPENCER J COX
Lieutenant Governor

Department of Administrative Services

TANI PACK DOWNING
Executive Director

Division of Facilities Construction and Management

JAMES R. RUSSELL
Director

April 20, 2017

Jeff Reddoor
Utah State Building Board

Reference: Snow College
New Chiller for High Tech building
Request for use of Project Reserve funding

Subject: Request Approval of Project Reserve funding

Dear Jeff and members of the Utah State Building Board

In the past week the DFCM has been made aware that the Chiller for the Snow College High Tech Building is inoperable and in need of replacement. A needed control board for the system is no longer available to get the chiller up and running. Building occupants are already complaining of uncomfortable conditions and we haven't gotten to the cooling season yet.

With this in mind and per rule 63A-5-104 I would request that \$200,000 from Project Reserve be approved to fund this project so the Chiller can be replaced ASAP.

Just as a side note Snow College has projects in close-out that will be contributing over \$270,000 into project reserve.

Sincerely,

Darrell Hunting
DFCM - Construction Manager Supervisor

cc: Jim Russel – DFCM
Sam Steed – Snow College



Gary R. Herbert
Governor

Utah State Building Board

3120 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3010
Fax (801) 538-3844

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor, Building Board Director
Date: May 3, 2017
Subject: **New Administrative Rule: R23-3 for Planning, Programming, Request for Capital Development Projects and Operation and Maintenance Reporting for State Owned Facilities**

Mr. Reddoor recommends that the Board approve the filing of R23-3 for Planning, Programming, Request for Capital Development Projects and Operation and Maintenance Reporting for State Owned Facilities.

R23. Administrative Services, Facilities Construction and Management.

R23-3. Planning, Programming, Request for Capital Development Projects and Operation and Maintenance Reporting for State Owned Facilities.

R23-3-1. Purpose and Authority.

(1) This rule establishes policies and procedures for the authorization, funding, and development of programs for capital development and capital improvement projects and the use and administration of the Planning Fund.

(2) The Board's authority to administer the planning process for state facilities is contained in Section 63A-5-103.

(3) The statutes governing the Planning Fund are contained in Section 63A-5-211.

(4) This rule is also to provide the rules and standards as required by Section 63A-5-103(1)(e)(v).

(5) The Board's authority to make rules for its duties and those of the Division is set forth in Subsection 63A-5-103(1).

R23-3-2. Definitions.

(1) "Agency" means as defined in Section 63A-1-103(1).

(2) "Board" means the State Building Board established pursuant to Section 63A-5-101.

(3) "Capital Development" is defined in Section 63A-5-104.

(4) "Capital Improvement" is defined in Section 63A-5-104.

(5) "Director" means the Director of the Division, including, unless otherwise stated, the Director's duly authorized designee.

(6) "Division" means the Division of Facilities Construction and Management established pursuant to Section 63A-5-201.

(7) "Planning Fund" means the revolving fund created pursuant to Section 63A-5-211 for the purposes outlined therein.

(8) "Program" means a document containing a detailed description of the scope, the required areas and their relationships, and the estimated cost of a construction project.

(a) "Program" typically refers to an architectural program but, as used in this rule, the term "program" includes studies that approximate an architectural program in purpose and detail.

(b) "Program" may include feasibility studies, building evaluations and a master plan.

R23-3-3. When Programs Are Required.

(1) For capital development projects, a program must be developed before the design may begin unless the Director determines that a program is not needed for that specific project. Examples of capital development projects that may not require a program include land purchases, building purchases requiring little or no remodeling, and projects repeating a previously used design.

(2) For capital improvement projects, the Director shall determine whether the nature of the project requires that a program be prepared.

R23-3-4. Authorization of Programs.

(1) ~~[The initiation of a program for a capital development project must be approved by the Legislature or the Board if it is anticipated that state funds will be requested for the design or construction of the project.]~~An agency is required to receive approval from the Board before the agency begins programming for a new facility that requires legislative approval under Subsection

63A-5-104(3).

(2) When requesting Board approval, the agency shall justify the need for initiating the programming process at that point in time and also address the level of support for funding the project soon after the program will be completed.

(3) The Board may approve the programming of a new facility before the Legislature makes an appropriation for the new facility under Subsection 63A-5-104(8)(a). When the program is funded by the agency, programming funds may be reimbursed from an appropriation if at a later time, the Legislature funds the programming.

R23-3-5. Funding of Programs.

Programs may be funded from one of the following sources.

(1) Funds appropriated for that purpose by the Legislature.

(2) Funds provided by the agency.

(a) This would typically be the funding source for the development of programs before the Legislature funds the project.

(b) Funds advanced by agencies for programming costs may be included in the project budget request but no assurance can be given that project funds will be available to reimburse the agency.

(c) Agencies that advance funds for programming that would otherwise lapse may not be reimbursed in a subsequent fiscal year.

(3) If an agency is able to demonstrate to the Board that there is no other funding source for programming for a project that is likely to be funded in the upcoming legislative session, it may request to borrow funds from the Planning Fund as provided for in Section R23-3-8.

R23-3-6. Administration of Programming.

(1) The development of programs shall be administered by the Division in cooperation with the requesting agency unless the Director authorizes the requesting agency to administer the programming.

(2) This Section R23-3-6 does not apply to projects that are exempt from the Division's administration pursuant to Subsection 63A-5-206(3).

R23-3-7. Restrictions of Programming Firm.

(1) The Division may in its sole discretion based on the interest of the State, determine whether a programming firm (person) may be able to participate in any or all of the design or other similar aspects of a project.

(2) If there is any restriction of a programming firm to participate in future selections of a project, the Division, shall provide this restriction in any competitive solicitation, if there is one, that may be issued for selecting a programming firm. If there is no solicitation for the selection of the programming firm (i.e. sole source, small purchase, emergency procurement, etc.), then Division may simply provide any restriction of the firm's future participation in any other aspect of the project, by placing the restriction in the contract.

(3) Notwithstanding any provision of this Rule or any other Rule of this Board, the Division may terminate or suspend programming and design contracts at any time consistent with the provisions of the contract.

R23-3-8. Use and Reimbursement of Planning Fund.

- (1) The Planning Fund may be used for the purposes stated in Section 63A-5-211 including the development of:
 - (a) facility master plans;
 - (b) programs; and
 - (c) building evaluations or studies to determine the feasibility, scope and cost of capital development and capital improvement requests.
- (2) Expenditures from the Planning Fund must be approved by the Director.
- (3) Expenditures in excess of \$25,000 for a single planning or programming purpose must also be approved in advance by the Board.
- (4) The Planning Fund shall be reimbursed from the next funded or authorized project for that agency that is related to the purposes for which the expenditure was made from the Planning Fund.
- (5) The Division shall report changes in the status of the Planning Fund to the Board.

R23-3-9. Development and Approval of Master Plans.

- (1) For each major campus of state-owned buildings, the agency with primary responsibility for operations occurring at the campus shall, in cooperation with the Division, develop and maintain a master plan that reflects the current and projected development of the campus.
- (2) The purpose of the master plan is to encourage long term planning and to guide future development.
- (3) Master plans for campuses and facilities not covered by Subsection (1) may be developed upon the request of the Board or when the Division and the agency determine that a master plan is necessary or appropriate.
- (4) The initial master plan for a campus, and any substantial modifications thereafter, shall be presented to the Board for approval.

R23-3-10. Standards and Requirements for a Capital Development Project Request, Including a Feasibility Study.

- (1) The Board Director shall establish a form for the consideration of Capital Development Projects which provides the following:
 - (a) the type of request, including whether it is, in whole or part, state funded, non-state or private funded, or whether it is non-state or private funded with an operations and maintenance request;
 - (b) defines the appropriateness and the project scope including proposed square footage;
 - (c) the proposed cost of the project including the preliminary cost estimate, proposed funding, the previous state funding provided, as well as other sources;
 - (d) the proposed ongoing operating budget funding, new program costs and new full time employees for the operations and maintenance and other programs;
 - (e) an analysis of current facilities and why the proposed facility is needed;
 - (f) a project executive summary of why the project is needed including the purpose of the project, the benefits to the State, how it relates to the mission of the entity and related aspects;
 - (g) the feasibility and planning of the project that includes how it corresponds to the applicable master plan, the economic impacts of the project, pedestrian, transportation and parking issues, various impacts including economic and community impacts, the extent of site evaluation, utility and infrastructure concerns and all other aspects of a customary feasibility study for a project

of the particular type, location, size and magnitude;

(h) any land banking requests; and

(i) any other federal or state statutory or rule requirements related to the project.

(2) The form referred to in subsection (1) above shall also include the scoring criteria and weighting of the scores to be used in the Board's prioritization process, including:

(a) existing building deficiencies and life safety concerns;

(b) essential program growth;

(c) cost effectiveness;

(d) project need, including the improved program effectiveness and support of critical programs/initiatives;

(e) the availability of alternative funding sources that does not include funding from the Utah legislature; and

(f) weighting for all the above criteria as published in the Five Year Building Program for each agency as published and submitted to the Utah Legislature for the General Session immediately preceding the prioritization of the Board unless the Board in a public meeting has approved a different criteria and/or weighting system.

(3) The Board shall verify the completion and accuracy of the feasibility study referred to in this Rule.

(4) A capital development request by an agency described in Section 53B-1-102 shall comply with Section 63A-5-104(2)(b)(iii).

(5) An agency may ~~[not modify a capital development project request after the deadline for submitting the request prior to the Board's October meeting, except to the extent that a modification: of the scope of the project; or the amount of funds requested, is necessary due to increased construction costs or other factors outside of the agency's control]~~ submit an initial capital development request to the Board Director no later than the third Monday of July prior to the Utah Legislative Session that the request is related.

(6) An agency shall use best efforts to modify any submitted initial capital development request which was submitted to the Board director, no later than 14 days before the October Board meeting. Notwithstanding, the Board reserves the right to modify the request no later than the end of the hearing for the request at the October Board meeting.

R23-3-11. Standards and Requirements Related to Operations and Maintenance of State-Owned Facilities.

(1) No later than October 1 of each calendar year, each agency shall report operations and maintenance expenditures for state owned facilities covering the prior fiscal year to the Board Director in accordance with Section 63A-5-103(e)(v) and this rule. All data must be entered into the Riskconnect database by the agency in accordance with the format outlined by the Board Director.

(2) The facility maintenance standards shall include utility metering requirements to track the utility costs as well as all other necessary requirements to monitor facility maintenance costs.

(3) The adopted Board facility management standards including annual reporting requirements shall be published on the Division of Facilities Construction and Management website.

~~(4) [If the Board does not adopt new or amended facility maintenance standards, the prior adopted standards on the DFCM website shall apply.~~

~~—(5)—~~ The Board Director shall oversee the conducting of facility maintenance audit for

state-owned facilities.

([6]5) Each agency shall create operations and maintenance programs in accordance with this rule 23-3 and have it included in the agency institutional line items. On or before September 1, 2016, and each September 1 of every following year, each agency shall revise the agency's budget to comply with Section 63A-5-103 and this Rule R23-3-11(6), including but not limited to, the inclusion of the amount the agency received and expended on operations and maintenance for the immediately preceding fiscal year. The Board Director may request when it is in the interest of the Board to understand the amount of operations and maintenance funding available for a building, that an agency provide the information of the amounts received and expended on a per-building basis.

([7]6) The Board Director in the annual capital needs request sent to the agencies, shall provide an adjustment for inflationary costs of goods and services for the previous 12 months from the issuance of the annual needs request. When the annual report of each agency is reviewed by the Board and later submitted to the Office of the Legislative Fiscal Analyst and the Governor's Office of Management and Budget, it shall include the review and adjustment for inflationary costs of goods and services. All matters in this subsection shall be in accordance with Section 63A-5-103(1)(e)(v) and this rule.

([8]7) The report by the agencies to the Board Director shall also include the actual cost for operations and management requests for a new facility, when applicable.

R23-3-12. Operations and Maintenance Standards, Facilities Maintenance Programs and Standards.

The purpose of these programs and standards is to outline the minimum requirements for maintaining state owned facilities and infrastructures in a manner that will maximize the usefulness and cost effectiveness of these facilities in enhancing the quality of life of Utah state employees, citizens, and visitors. Additional work may be required to satisfy code or judicial requirements. All agencies and institutions shall comply and will be audited against these standards by the Board. Exempt agencies are to review their maintenance programs against these standards and to report the degree of compliance for each of their individual building level or complexes to the legislature through the Board.

(1) Documentation.

(a) Architectural and Mechanical.

(i) At least one copy of the Operations and Maintenance Manuals shall be maintained at the facility or complex.

(ii) At least one copy of the architectural, mechanical, and electrical as-built drawings shall be maintained at the facility or complex.

(iii) A mechanism shall be provided whereby as-built drawings are promptly updated upon changes in the structural, mechanical, electrical, or plumbing systems.

(iv) As-built drawings shall be reviewed periodically to ensure that they reflect the current building or infrastructure configuration to be maintained at the facility or complex.

(v) Reserve copies of all building documentation shall be archived in an appropriate and separate location from the facility.

(2) Equipment Data Base and Tagging.

(a) An appropriate equipment numbering system shall be utilized and metal, plastic tags or labels placed on all building equipment and electrical panels.

(b) All equipment name plate data shall be collected, documented, and filed in a

computerized data base/computerized maintenance management system (CMMS).

(3) Corrective Maintenance.

(a) A work request system shall be defined and made available to the user of the facility/infrastructure so that maintenance problems can be reported and logged promptly by the maintenance department. A log of all requests shall be maintained indicating the date of the request and the date of completion.

(b) A work order system shall be established to govern the procedures for corrective maintenance work. The work order system shall capture maintenance time, costs, nature of repair, and shall provide a basis for identifying maintenance backlog on the facility/infrastructure.

(c) Maintenance backlogs on the facility/infrastructure shall be regularly reviewed and older requests processed so that no request goes unheeded and all requests are acted upon in a timely manner.

(d) A priority system for corrective maintenance shall be established so that maintenance work is accomplished in an orderly and systematic manner. The facility user shall be made aware of the priority of requested maintenance and the time expected to accomplish the correction. If the stated goal cannot be met, the user shall be informed of the new goal for completing the request.

(e) The agency and institution shall report to the Board Director current and accurate operations and maintenance costs tracked to the individual building level for any facility measuring 3,000 GSF or greater. Locations consisting of multiple facilities that individually do not meet the minimum GSF requirement shall be required to report operations and maintenance costs at the campus/complex level. Reporting for Individual building O and M cost shall be reported no later than October 1 of each year.

(f) All operations and maintenance expenditure reports for both direct and indirect cost shall contain current and accurate costs including but not limited to: Utilities (Electrical, Gas/Fuel, and Water in certain cases Steam, High Temp Water, Chilled Water and Sewer may need reporting), Labor, Materials, Custodial, Landscape and Grounds services, Insurance, travel, leasing and rent. The direct and indirect costs shall be adjusted for inflation based on the applicable portion of the consumer price index in the reasonable discretion of the Board Director.

(4) Preventive Maintenance.

(a) State facilities managers shall automate preventive maintenance scheduling and equipment data bases.

(b) All equipment (e.g. chillers, boilers, air handlers and associated controls, air compressors, restroom exhaust fans, domestic hot water circulating pumps, automatic door operators, temperature control devices, etc.) shall be on a computer based preventive maintenance schedule. The frequency of preventive maintenance procedures shall be determined by manufacturer's recommendations and local craft expertise and site specific conditions.

(c) A filter maintenance schedule shall be established for HVAC filters and a record of filter changes maintained.

(d) Preventive maintenance work orders shall be issued for both contract and in house preventive maintenance and the completion of the prescribed maintenance requirements documented.

(e) Emergency generators shall be test run at least monthly. If test runs are not automatic, records of these test runs shall be maintained at the site. At least yearly, the transfer from outside power to emergency power shall be scheduled and successfully performed.

(5) Boilers.

(a) Steam Boilers.

(i) Steam boilers shall be checked daily when operational or on an automated tracking system.

(ii) Low water cut off devices shall be checked for actual boiler shut down at the beginning of the heating season and at least quarterly thereafter by duplicating an actual low-water condition.

(iii) Boiler relief valves shall be tested for proper operation at least annually.

(iv) A record of these tests shall be maintained near the location of the boiler.

(v) A daily log of the operating parameters shall be maintained on boilers when they are operational to include pressures, temperatures, water levels, condition of makeup and boiler feed water, and name of individual checking parameters.

(b) Hot Water And Steam Boilers

(i) All boilers shall receive inspections and certification as required from an authorized state agent or insurance inspector. The certificate of compliance shall be maintained at the boiler.

(ii) Monthly tests of boiler water pH and Total Dissolved Solids shall constitute the basis upon which to add water treatment chemicals. A log of these tests shall be maintained in the boiler room.

(6) Life Safety.

(a) All elevators shall receive regular inspections and maintenance by certified elevator maintenance contractors. Records of such maintenance shall be maintained at the site. Telephones within elevators shall be checked monthly for proper operation.

(i) All elevators shall have current Permits to Operate posted near the elevator equipment as required by the Utah State Labor Commission.

(b) Fire Protection Equipment.

(i) Detection and notification systems (e.g. control panel, smoke detection devices, heat sensing devices, strobe alarm lights, audible alarm indicating devices, phone line communication module, etc.) shall be inspected annually and tested for operation at least semi-annually by a properly certified technician. A record of these inspections shall be maintained and the FACP needs to be properly tagged as required by the Utah State Fire Marshal.

(ii) Halon/Ansulor pre-action systems shall be inspected and tested by a certified inspector semi-annually to ensure their readiness in the event of a fire. Testing and inspection of these systems shall be documented.

(iii) Fire extinguishers shall be inspected monthly and tagged annually by a certified inspector and all tags should be properly and legibly completed.

(iv) Automatic fire sprinkler systems, standpipes and fire pumps shall be inspected annually by a certified technician. Tags should be properly and completely filled out including the type of inspection, month and year those inspections were performed, the person who performed the inspection, and the certificate of registration number of the person performing the inspection.

(c) Uninterruptible power supply systems for data processing centers shall be inspected and tested appropriately to ensure their readiness in the event of external power interruptions. Maintenance on these systems shall be documented.

(d) Emergency directional and exit devices (e.g. exit signs, emergency lights, ADA assist equipment, alarm communicators, etc.) shall be inspected at least quarterly for proper operation.

(7) Air Conditioning and Refrigerated Equipment.

(a) Chillers.

(i) A daily log or computerized log of important data (e.g. chilled water supply and return temperature, condenser water supply and return temperature, current draw, outside air temperature, oil level and pressure, etc.) should be kept, and the information trended to identify changes in the

system operation. The causes of change should then be determined and corrected to prevent possible system damage.

(ii) The systems shall be leak checked on a quarterly basis during the operating season and once during the winter.

(iii) A factory trained technician should perform a service inspection annually to include an oil analysis. Any abnormal results should be discussed with the chiller manufacturer to determine a proper course of action.

(iv) Chillers shall not be permitted to leak in excess of 15% of their total charge annually. Losses exceeding this amount are in violation of the law and may result in costly fines.

(v) Should refrigerant need to be added to a system, document the amount of refrigerant added; the cause of the loss; and type of repairs done.

(vi) An adequate supply of refrigerant for the uninterrupted operation of existing CFC chillers shall be maintained until the chiller is converted or replaced. Examples of CFCs are R11, R12, R113, R502, etc.

(vii) Maintenance personnel that perform work other than daily logs and visual inspections on CFC chillers or refrigeration equipment containing CFCs or HCFCs must by law have an EPA certification matching the type of equipment being serviced.

(viii) The condition of refrigerant cooling water systems such as cooling towers shall be checked visually at least weekly for algae growth and scaling and appropriate treatment administered.

(b) Roof Top and Package Units.

(i) Annually check and clean as needed the condenser coil and evaporator coil.

(ii) The following preventive maintenance items shall be completed annually: tighten belts, oil motors, leak check, clean evaporator pans and drains.

(iii) Quarterly check filters and replace where necessary.

(c) Small Refrigerated Equipment.

(i) Annually clean condenser coil.

(ii) Annually oil the condenser fan motor and visually inspect the equipment and make necessary repairs as needed.

(8) Plumbing.

(a) All Backflow Prevention Devices shall be tested by a certified technician at least annually and proper documentation shall be filed with the appropriate agency. Proper documentation shall be kept on site and readily available.

(b) Cross-connection control shall be provided on any water operated equipment or mechanism using water treating chemicals or substances that may cause pollution or contamination of domestic water supply.

(c) Any water system containing storage water heating equipment shall be provided with an approved, UL listed, adequately sized combination temperature and pressure relief valve, and must also be seismically strapped.

(d) Pressure vessels must be tested annually or as required and all certificates must be kept current and available on site.

(9) Electrical Systems.

(a) All electrical panels shall have a thermal-scan test performed bi-annually on all components to identify hot spots or abnormal temperatures. The results of the test shall be documented.

(b) A clearance of three feet, or as required by NEC shall be maintained around all

electrical panels and electrical rooms shall not be used for general storage.

(c) Every electrical panel shall be properly labeled identifying the following: panel identifier; area being serviced by each individual breaker; and equipment being serviced by each breaker or disconnect.

(d) All pull boxes, junction boxes, electrical termination boxes shall have proper covers in place and panels accessible to persons other than maintenance personnel shall remain locked to guard against vandalism or personal injury.

(e) Only qualified electrical personnel shall be permitted to work on electrical equipment.

(10) Facility Inspections.

(a) The facility shall periodically receive a detailed and comprehensive maintenance audit. The audit shall include HVAC filter condition, mechanical room cleanliness and condition, corrective and preventive maintenance programs, facility condition, ADA compliance, level of performance of the janitorial service, condition of the grounds, and a customer survey to determine the level of user satisfaction with the facility and the facility management and maintenance services.

(b) A copy of the above audit shall be maintained at the facility.

(c) Each year a Facility Risk Management Inspection shall be conducted, documented, and filed with the Risk Management Division of the Department of Administrative Services.

(d) Actions necessary to bring the facility into compliance with Risk Management Standards for routine maintenance items shall be completed within two months following the above Risk Management Inspection. Items requiring capital expenditures shall be budgeted and accomplished as funds can be obtained.

(e) Every five years the facility shall be inspected and evaluated by an Architect/Engineer (A/E), qualified third party or qualified in-house personnel to determine structural and infrastructural maintenance and preventive maintenance needs.

(i) The structural inspection and evaluation may include interior and exterior painting, foundations, walls, carpeting, windows, roofs, doors, ADA and OSHA compliance, brick work, landscaping, sidewalks, structural integrity, and exterior surface cleanliness.

(ii) The mechanical and electrical evaluation shall include the HVAC systems, plumbing systems, security, fire prevention and warning systems, and electrical distribution systems.

(f) The above inspection shall be documented and shall serve as a basis for budgeting for needed capital improvements.

(g) Intrusion alarm systems that communicate via phone line shall be tested monthly to ensure proper operation.

(h) Periodic inspections of facilities may be requested of local fire departments and the identified deficiencies promptly corrected. These inspections and corrections shall be documented and kept on file at the facility.

(11) Indoor Air Quality and Energy Management.

(a) Indoor air quality shall be maintained within pertinent ASHRAE, OSHA, and State of Utah guidelines.

(b) All individual building utility costs (gas, electric, water, etc.) at facilities meeting the criteria listed in section 3.5 of the Facility Maintenance Standards shall be metered and reported back to the Board Director by October 1 of each year and made available at the facility so that energy usage can be accurately determined and optimized.

(c) Based on the ongoing analysis of energy usage, appropriate energy conservation measures shall be budgeted for, implemented, and the resulting energy savings documented.

(12) The following documents shall be on hand at the facility (where applicable) in an up

to-date condition:

- (a) A Hazardous Materials Management Plan;
- (b) An Asbestos Control and Management Plan;
- (c) A Laboratory Hygiene Plan;
- (d) A Lockout/Tag out Procedure for Performing Maintenance on Building Equipment;
- (e) A Blood Born Pathogen Program;
- (f) An Emergency Management Plan to include emergency evacuation and disaster recovery; and
- (g) A Respirator Program.

KEY: planning, public buildings, design, procurement

Date of Enactment or Last Substantive Amendment: January 20, 2017

Notice of Continuation: April 3, 2014

Authorizing, and Implemented or Interpreted Law: 63A-5-103; 63A-5-211



Gary R. Herbert
Governor

Utah State Building Board

3120 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3010
Fax (801) 538-3844

MEMORANDUM

To: Utah State Building Board
From: Larry Mullenax, Executive Director for the Utah State Fair Corporation
Date: May 3, 2017
Subject: **Utah State Fair Park: Arena Naming Update**

The Building Board approved a naming request from the Utah State Fair Park in the February 2017 meeting to name the arena the Days of 47' Arena. This approval was contingent on a mutual operating agreement and trademark usage rights between the Utah State Fair Park Corporation and the Days of 47' Rodeo. The Utah State Fair Park will provide an update on the status of this agreement as well as a project update.



Days of 47 Rodeo Arena

Update

Utah Building Board Meeting

May 3, 2017

Days of 47 Arena



- Construction of the new arena is on schedule and roughly 69% complete
- Substantial completion date July 1, 2017
- The grandstand contractor G.T Grandstands, is on schedule. The skeletal frame is complete. The aluminum skin and seats have all been installed.
- The vast majority of masonry is complete

Utah State Fairpark



Utah State Fairpark



Utah State Fairpark



Agreement and License update

- The Days of 47 Rodeo and the Utah State Fair corporation successfully executed an operating agreement in April 2017
- The creation of a licensing agreement, that defines the legal right of use. Of the Days of 47 Rodeo, and Days of 47 trademark is close to completion
- An update on the licensing agreement will be provided to this board on May 3, 2017



Gary R. Herbert
Governor

Utah State Building Board

3120 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3010
Fax (801) 538-3844

MEMORANDUM

To: Utah State Building Board
From: Ken Nye, University of Utah
Ben Berrett, Utah State University
Date: May 3, 2017
Subject: **Administrative Reports for the University of Utah and Utah State University,
May 2017**

Attached for your review are the Administrative Reports for the University of Utah and Utah State University for May 2017.

Attachments:
Report for U of U
Report for USU



April 24, 2017

Mr. Jeff Reddoor, Building Board Director
State Office Building Room 4110
Salt Lake City, UT 84114

Subject: U of U Administrative Reports for the May 3, 2017 Building Board Meeting.

Dear Jeff:

The following is a summary of the administrative reports for the U of U for the period March 23, 2017 – April 18, 2017. Please include this in the packet for the May 3, 2017 Building Board meeting.

Professional Services Agreements (Page 1)

The Professional Services Agreements awarded during this period consist of:
7 Design Agreements, 7 Planning/ Study/Other Agreements.

No significant items.

Construction Contracts (Page 2)

The Construction Contracts awarded during this period consist of:
1 New Space Contracts, 8 Remodeling Contracts, 1 Site Improvement Contracts.

No significant items.

Report of Project Reserve Fund Activity (Page 3)

Increases:

Residual funds totaling \$36,654 were transferred in from two recently completed capital improvement projects as required by statute.

Decreases:

None.

Balance:

The current balance of this fund is \$778,473 which is deemed a reasonable reserve for potential demands of future projects bidding above budgeted amounts given the potential for escalating construction costs.

Report of Contingency Reserve Fund (Page 4)

Increases:

None.

Decreases:

None.

Chief Design & Construction Officer
1795 East South Campus Dr, Room 201F
V. Randall Turpin University Services Building
Salt Lake City, UT 84112-9404
(801) 581-6510
FAX (801) 581-6081

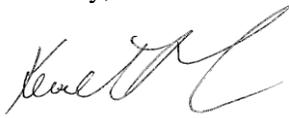
Mr. Jeff Reddoor, Building Board Director
April 24, 2017
Page 2

Balance:

Our analysis indicates that the current balance of \$3,107,751 is adequate to complete the projects that have been authorized and it does not reflect an excess balance.

Representatives from the University of Utah will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth E. Nye". The signature is fluid and cursive, with the first name "Kenneth" being more legible than the last name "Nye".

Kenneth E. Nye
Deputy Chief Design & Construction Officer
University of Utah

Enclosures

cc: University of Utah Trustees
Jim Russell, Director DFCM



Professional Services Agreements

Awarded From March 23, 2017 - April 18, 2017

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Design					
1	22066	EEJRML 4Th Floor Fume Hood	WHW Engineering Inc	\$ 195,190	\$ 3,200
2	21468	OSH Secondary Waterline Design	PSOMAS	\$ 60,132,735	\$ 5,500
3	70123	HCH L3 Radiology Remodel	Tracy Stocking and Associates	\$ 53,148	\$ 53,148
4	70113	UHOSP Cath Labs 2 & 3 Renovation	Tracy Stocking and Associates	\$ 64,500	\$ 64,500
5	22079	Social and Behavioral Sciences Phase 3 Classroom Remodel	Pasker Gould Ames and Weaver Inc	\$ 209,190	\$ 16,984
6	21984	Arch Bailey Gallery Sound Mitigation	MJSA Architecture	\$ 242,582	\$ 18,000
7	22080	SKH 582 ADD Lab Renovation	Edwards and Daniels Architects	\$ 86,935	\$ 6,000
Planning/Study/ Other					
8	21839	BEHS Seismic upgrade	AGEC - Applied Geotechnical Engineering	\$ 2,415,338	\$ 8,275
9	21937	Investment Grade Audit - Third Party Reveiw	E/S3 Consultants inc.	\$ 278,000	\$ 23,838
10	21827	Building 587 Phase 2 Commissioning	ETC Group	\$ 1,675,000	\$ 45,900
11	21677	Building 587 Phase 1 Commissioning	ETC Group	\$ 960,915	\$ 24,900
12	21771	Orthopeadic Building Addition Commissioning Services	Van Boerum and Frank Associates	\$ 13,490,000	\$ 45,000
13	22083	HSC Transformation Project - Scheduling Services	Menge Architectural Services	\$ 25,000	\$ 19,200
14	22082	HSCT IT Visioning / Patient Care	Burwood Group	\$ 90,000	\$ 87,668



Construction Contracts

Awarded From March 23, 2017 - April 18, 2017

Item Number	Project Number	Project Name	Firm Name	Project Budget	Contract Amount
Construction - New Space					
1	21422	Ski Team Building - Branding	Atmosphere Studios, LLC	\$ 2,614,832	\$ 156,125
Construction - Remodeling					
2	21998	MEB CHE Innovation Lab Remodel	Eagle Environmental Inc	\$ 674,325	\$ 17,128
3	21546	Marriott Library - New Sculpture Garden	JL Hardy Construction	\$ 1,910,989	\$ 1,401,689
4	22049	Eccles Broadcast Center - UETN TSS/NOC Office Remodel	Hunt Construction of Utah	\$ 240,203	\$ 168,665
5	21947	525 E. Bldg Phase 3 Tenant Upgrade	Slider Construction Inc.	\$ 1,173,028	\$ 695,105
6	21954	Union Meditation Room Renovation	Archer Construction	\$ 100,000	\$ 84,548
7	21827	Building 587 Boiler & Chiller Replacement	KHI Mechanical	\$ 1,675,000	\$ 1,075,000
8	21719	Union Make-up Air Renovations Phase 2	Commercial Mechanical Systems and Services	\$ 625,096	\$ 203,912
9	21827	Building 587 Boiler Installation	Mechanical Service and Systems Inc	\$ 1,675,000	\$ 82,000
Construction - Site Improvement					
10	22052	Huntsman Center TV Truck Parking	RIA Corp	\$ 75,000	\$ 24,000



University Of Utah
Report Of Project Reserve Fund Activity
For the Period of March 23, 2017 to April 18, 2017

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	741,819.10		
	INCREASES TO PROJECT RESERVE FUND:			
21965	ADA Accessible Path West of Fieldhouse to East Side of Law Project	32,786.00	Residual funds at project closeout	12.37%
21421	HVAC Upgrade 585 Complex	3,867.99	Residual funds at project closeout	1.02%
	DECREASES TO PROJECT RESERVE FUND:			
	CURRENT BALANCE OF PROJECT RESERVE:	778,473.09		

April 21, 2017

Jeff Reddoor, Building Board Manager
Division of Facilities Construction
and Management
State Office Building Room 4110
PO Box 141160
Salt Lake City, UT 84114-1284

Dear Jeff:

SUBJECT: USU Administrative Reports for the May 2017 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 03/24/17 to 04/21/17.

Professional Contracts, 4 contracts issued (Page 1)

Comments are provided on the report.

Construction Contracts, 8 contracts issued (Page 2)

Comments are provided on the report.

Report of Contingency Reserve Fund (Page 3)

Two projects needed funds from the contingency reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance to be adequate.

Report of Project Reserve Fund Activity (Page 4)

Two projects contributed to the project reserve fund during this reporting period. Based on an internal risk assessment, the University finds this fund's balance to be adequate.

Current Delegated Projects List (Pages 5-7)

Of USU's 70 projects, 10 are pending, 13 are in the design/study phase, 29 are in construction, 15 are substantially complete and 3 are complete. The three projects completed during this period were Medium Voltage Upgrades FY14, Medium Voltage Upgrade FY15, and Facilities FM Suite Remodel.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,



David T. Cowley
Vice President for
Business and Finance

DTC/ah
c: Kimberly Henrie
Jim Russell



Professional Contracts
Awarded From 03/24/17 to 04/21/17

Project Name	Firm Name	A/E Budget	Fee Amount	Comments
1 Education Suite 109 Remodel	Van Boerum & Frank	\$16,060.00	\$5,000.00	Mechanical and plumbing design services
2 UBC Infrastructure Improvements	Cache Landmark	\$85,300.00	\$4,280.00	Irrigation system design
3 Education Suite 109 Remodel	Sine Source Engineering	\$16,060.00	\$1,975.00	Electrical engineering design
MISCELLANEOUS CONTRACTS				
4 Health, LS, Code Asbestos FY16	Dixon Information	\$183,504.00	\$169.00	Bulk samples



Construction Contracts Awarded From 03/24/17 to 04/21/17

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Aggie Village Detention System	Whitaker Construction	CRS Engineers	\$309,460.00	\$309,460.00	Construct storm water detention system
2 Medium Voltage Upgrade FY17	Gramoll Construction	USU Facilities Planning and Design	\$1,122,100.00	\$112,965.00	Upgrade electrical service NEHMA
3 Animal Science Math Remodel	Spindler Construction	USU Facilities Planning and Design	\$103,248.00	\$103,248.00	Interior remodel - labor and materials
4 Health, LS, Code, Asbestos FY17	DWA Construction	USU Facilities Planning and Design	\$130,137.00	\$38,833.00	Repair bridge Millville property
5 Classroom Auditorium Upg FY15	USU Facilities Planning and Design	USU Facilities Planning and Design	\$246,025.00	\$10,273.00	Repaint rooms FAV 202-214
6 Health, LS, Code, Asbestos FY17	USU Facilities Planning and Design	USU Facilities Planning and Design	\$130,137.00	\$6,934.00	Install auto opener SDL south door
MISCELLANEOUS CONTRACTS					
7 Kaysville Building Addition	Kaysville City Corp		\$30,000.00	\$12,317.00	Road impact fees
8 Kaysville Building Addition	Reeve & Associates		\$4,500.00	\$650.00	Site utility mapping

**Report of Contingency Reserve Fund
From 03/24/17 to 04/21/17**

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$683,860.05				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES FROM CONTINGENCY RESERVE FUND					
UBC Infrastructure Improvement (provide cast, concrete blankets, hydrant line, conduit, water line repair, gas line drop, air vacs)	(34,627.41)	(34,627.41)	3.23%	Construction	95.43%
PDP Air Handling Units (demolish natural gas piping)	(1,504.20)	(13,394.20)	4.67%	Construction	4.98%
ENDING BALANCE	\$647,728.44				

**Report of Project Reserve Fund Activity
From 03/24/17 to 04/21/17**

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$350,656.76		
INCREASES TO PROJECT RESERVE FUND			
Medium Voltage Upgrades FY14	28,893.10	Close Project	8.26%
Medium Voltage Upgrades FY15	4,482.50	Close Project	0.90%
DECREASES TO PROJECT RESERVE FUND			
None			
ENDING BALANCE	\$384,032.36		

Current Delegated Projects List

04/21/17

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A28999	Building Commissioning FY14	Sub Completion	196,296
A29004	Emergency Generator FY14	Sub Completion	250,390
A29006	Medium Voltage Upgrade FY14	Complete	339,744
A31321	Classroom/Auditorium Upgrade FY15	Construction	276,045
A31322	Concrete Replacement FY15	Sub Completion	310,403
A31325	Emergency Generator FY15	Pending	229,872
A31328	HVAC Controls Upgrade FY15	Pending	228,311
A31329	Medium Voltage Upgrade FY15	Complete	455,978
A31333	Planning & Design FY15	Design/Study	175,075
A31334	Sign System FY15	Sub Completion	47,193
A31335	Site & Safety Lighting	Construction	322,525
A33654	Romney Stadium Scoreboard	Construction	2,680,347
A34107	Kaysville Building Addition	Construction	2,805,085
A34283	Chilled Water Infrastructure FY16	Construction	357,878
A34284	Classroom/Auditorium Upgrades FY16	Construction	292,487
A34285	Concrete Replacement FY16	Sub Completion	243,096
A34287	Health, LS, Code, Asbestos FY16	Construction	191,004
A34290	Medium Voltage Upgrade FY16	Sub Completion	1,180,859
A34294	Planning & Design FY16	Design/Study	129,790
A34295	RBW/Family Life Chilled Water Piping	Construction	841,711
A34296	South Farm Fire Lane/Hydrants FY16	Construction	498,206
A34298	UBC Infrastructure Improvements	Construction	1,193,514
A34299	Univ Inn/Widstoe Steam Line Replacement	Design	75,000
A34300	VCT Tile Replacement in Hallways	Construction	328,890
A34301	Vet Science Electrical Upgrade FY16	Design	98,753
A34468	Roosevelt Ed Ctr Aggie Station Remodel	Design	51,770
A35569	Townhouse Stucco Proj Bldg 3	Pending	139,470

A35676	Merrill Cazier Lib Testing Ctr	Construction	2,108,650
A35677	PDP Air Handling Units	Construction	404,562
A35868	Summit Hall Remodel	Sub Completion	1,202,845
A35971	PDP Refreshment	Construction	787,129
A36118	Utility Meter Upgrades FY16	Design	91,500
A36388	North Core Utilities Replacement & Tunnel Expansion	Sub Completion	3,594,480
A36466	BNR Roadway Replacement	Sub Completion	329,926
A36467	Old Main Reroof-Center Section	Sub Completion	766,381
A36468	Hydraulics Lab Landscape FY17	Construction	93,033
A36469	Medium Voltage Upgrade FY17	Construction	1,222,100
A36734	Classroom Upgrades FY17	Design	275,847
A36735	Concrete Replacement FY17	Sub Completion	380,194
A36736	Bike Racks/Site Furn FY17	Construction	45,662
A36737	Access Control FY17	Sub Completion	72,795
A36738	Health, LS, Code, Asbestos FY17	Construction	137,637
A36739	E Stadium Restroom Reroof	Sub Completion	50,866
A36740	FAV Photo Lab Safety Ventilation	Construction	367,000
A36741	Planning & Design FY17	Design	70,457
A36742	Univ Inn to Widstoe Steamline-Construction	Pending	788,400
A37078	FAV 210/215 Remodel Phase II	Sub Completion	151,007
A37302	South Farm New Dairy Barn	Construction	1,212,935
A37304	Facilities FM Suite Remodel	Complete	365,941
A37631	Student Living Center Snack Shop	Design	213,530
A37673	Huntsman Library Huntsman Hall	Construction	203,833
A37740	Roosevelt Ed Ctr Atrium Remodel	Construction	618,663
A38008	Blue Square Parking Expansion	Construction	546,244
A38143	Student Organic Farm Facility	Design	146,666
A38144	Bus Bldg East Office Remodel	Construction	613,748
A38594	Lillywhite Interior Remodel	Design	1,026,000
A38598	Edith Bowen Playground	Design	386,820
A38666	Access Control FY18	Pending	382,750
A38777	IC Irrigation Trunk Line	Design	252,000
A38903	Education Suite 109 Remodel (NEW PROJECT)	Pending	187,480
A38923	Animal Science Math Remodel (NEW PROJECT)	Pending	131,098
A38970	Aggie Village Detention System (NEW PROJECT)	Pending	354,463

A38988	Univ Inn Slab & PTT Repair (NEW PROJECT)	Pending	175,000
C11368	USUE Mechanical/Lighting upgrade	Sub Completion	877,397
C11461	USUE Infrastructure/Automation Upgrade	Construction	461,857
C11508	USUE Career Center Upgrades	Construction	834,234
C11614	USUE Blanding Campus Mechanical FY16	Pending	45,662
C11615	USUE Geary Theatre Bldg Upgrades FY16	Construction	3,923,870
C11709	USUE Soccer Fields	Construction	604,211
C11714	USUE Site Lighting Phase 2	Construction	230,100
TOTAL (70)			<u><u>\$40,674,665</u></u>



Gary R. Herbert
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: Jeff Reddoor
Date: May 3, 2017
Subject: **Administrative Reports for DFCM**
Presenter: James R. Russell, DFCM Director

The following is a summary of the Administrative Report for DFCM.

Lease Report (Page 1)

No significant items

Professional Services Agreements, 13 Agreements Issued (Page 2)

The Professional Services Agreements awarded during this period consist of:
6 Design Agreements, 7 Planning/Study/Other Agreements.

No significant items

Construction Contracts, 16 Contracts Issued (Pages 3 - 4)

The Construction Contracts awarded during this period consist of:

2 New Space Contracts, 12 Remodeling Contracts, 1 Paving/Roofing Contracts, 1 Other

Item #9, DOT Rampton Bldg. HVAC Improvements

Project Reserve Funds were used to award this contract

Report of Contingency Reserve Fund (Pages 5 - 18)

Increases

Increases are from budgeted contingency transfers and decrease change orders/modifications.

Decreases, Capital Development

Capital Development started period with \$4,951,793 and ended with \$4,184,213 with increase/adjustments of (\$32,767) and 8 transfers to projects totaling \$734,813.

Fairpark Days of 47 Rodeo Arena

This transfer of \$409,869 covers change order #5. See attached pages #6 - 10 for details and contract summary.

Unified State Lab Module #2

This transfer of \$173,729 covers change order #12. See attached pages #11 - 15 for details and contract summary.

Decreases, Capital Improvement

Capital Improvement started period with \$5,911,267 and ended with \$5,738,487, with multiple transfers to projects totaling \$172,780.

Matheson Courthouse Replace Fire Dry Pipe Mains

This transfer of \$80,260 covers change orders #2 and #3. See attached pages #16 - 18 for details and contract summary.

Report of Project Reserve Fund Activity (Pages 19 - 21)

Development project reserve fund had no activity for this period, ending with a balance of \$1,285,856 and the Improvement project reserve fund had 11 transfers to the fund totaling \$426,907, and three transfers from the fund of \$75,711, ending with a balance of \$5,351,834.

Increases

The increases reflect savings on projects that were transferred to Project Reserve per statute.

Decreases

The decreases are to award construction contracts that were over budget.

This report also includes a total by Agency/Institution for increases and decreases to this reserve fund, on a rolling year basis. We will keep this updated, so you can see who has given and drawn from the Project Reserve Fund over the past year.



Division of Facilities Construction and Management
 4110 State Office Building, Salt Lake City, UT 84114
 Telephone (801) 538-3017 FAX (801) 538-3267

LEASE REPORT

From 03/15/2017 to 04/15/2017

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

NEW LEASES

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AMENDMENTS

1.	04-2325 Workforce Services, Rehabilitation 175 N Main Street, Ste 100 Heber	Full	Office	06/01/17 – 12/31/22	850	850	\$22.17	\$22.20	Renew Lease for 5 years.
2.	06-0303 GOED Tourism 980 S 700 W #3 Salt Lake City	Partial	Warehouse	07/01/17 – 06/30/22	4,000	4,000	\$4.72	\$5.00	Renew Lease for 5 years.
3.	98-0428 Environmental Quality- Air Quality 2350 N 300 W Spanish Fork	Partial	Air Monitoring Station	07/01/17 – 06/30/22	600	600	\$2.00	\$2.00	Renew Lease for 5 years.
4.	RE-1001 Public Safety Lessor Crit Series Racing LLC Lessee 2780 W 4700 S West Valley	NET	Driving Range Paved Lot	04/05/17 – 09/27/17	N/A		\$500.00 for total leasing year.		Five month Lessor Lease.



State of Utah

Division of Facilities and Construction Management

Professional Contracts Awarded

Contract Type = P; Award Date >= 03/28/2017; and less than 04/21/2017

#	Agency	Project Contract	Contract/Contractor	Type	Budget	Award
Design						
1	Dixie St College Of Utah	<u>17350640</u> <u>1770308</u>	Dixie State University Hurricane Education Center Campbell & Associates	Design	\$13,453	\$10,908
2	Dixie St College Of Utah	<u>18009640</u> <u>1770300</u>	Dsu Remove Tennis Court & Add Parking Lot Tim C Johansen & Tuttle Engineering	Design	\$58,412	\$58,412
3	Southern Utah University	<u>17176730</u> <u>1770289</u>	Energy Engineering Colvin Engineering Suu New Bu Colvin Engineering Associates	Energy	\$136,879	\$26,000
4	Corrections - Draper	<u>15310100</u> <u>1770220</u>	Inspections Usfc Gmp 1 Haul Road Mike Ambre Gordon Spilker Huber Geotech Cons Inc	Insp Observ Ser	\$4,267,013	\$26,798
5	University Of Utah	<u>15365750</u> <u>1770316</u>	Inspections Uu Garff Executive Education Building West Coast Code Consultants dba Kimball Engineeri	Insp Observ Ser	\$311,391	\$310,000
6	Utah Valley University	<u>15125790</u> <u>1770318</u>	Inspections Uvu Performing Arts Complex Clint Bu Sunrise Engineering Inc	Insp Observ Ser	\$483,618	\$483,618
7	Southern Utah University	<u>18010730</u> <u>1770307</u>	Southern Utah University Smith Center - Reroof Campbell & Associates	Design	\$61,750	\$61,750
8	Serv Blind/visual Impair	<u>17143310</u> <u>1770041</u>	State Library / Dsvbi State Library/dsvbi Hvac Up Michael Baker International, Inc.	Design	\$80,740	\$79,100
9	University Of Utah	<u>17258750</u> <u>1770281</u>	University Of Utah Ambulatory Care Complex Testi Staheli & Associates john Staheli	Insp Observ Ser	\$1,936,131	\$1,106,360
10	Das - Navajo Trust Fund	<u>14374310</u> <u>1770309</u>	Unrhf Unrhf Mexican Water Chapter Multi- Purpose Eaton Architecture Inc	Design	\$44,796	\$40,400
11	Corrections - Draper	<u>15310113</u> <u>1770312</u>	Utah State Correctional Facility Gmp - 13 Off Si Interwest Wildlife And Ecological Services	Environmental	\$250,000	\$44,404
12	Utah Valley University	<u>17357790</u> <u>1770315</u>	Uvu Uvu Sorensen Center Remodel Dwight Palmer Crsa Inc	Design	\$40,956	\$47,943
13	Weber State University	<u>17310810</u> <u>1770306</u>	Weber State University Wsu Community Outreach Bui Morrison Hershfield Corporation	Commissioning	\$40,000	\$17,000



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 03/28/2017; and less than 04/21/2017

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
Construction					
1 Dfcm - Managed Buildings	<u>14380310</u> <u>1775313</u>	1. Dfcm - Governor's Mansion 2. Governor's Mansio Entelen Design - Build	Const Remodel	\$1,803,027	\$1,228,704
2 Driver License Division	<u>17331550</u> <u>1775336</u>	1. Driver License Division 2. Fairpark Driver's Entelen Design - Build	Const Remodel	\$41,000	\$40,651
3 Dept Of Comm & Culture	<u>17034080</u> <u>1775317</u>	Department Of Heritage And Arts Division Of State R Ray Ward Construction	Const Remodel	\$226,701	\$180,500
4 Dfcm - Managed Buildings	<u>17342310</u> <u>1775306</u>	Dws Call Center Saltlake Regional Bldg #1 Dws Cal Advanced Lighting Inc	Const Remodel	\$37,000	\$16,930
5 Dfcm - Statewide Funds	<u>12200300</u> <u>1775318</u>	Fy'13, Fy'14, Fy'15, Fy'16, Fy'17 Emergency Funds Aqua Environmental Services Inc	Const Remodel	\$1,337,170	\$10,446
6 Dfcm - Managed Buildings	<u>12249310</u> <u>1775328</u>	Isf Construction Contract Orem Udot 100' Awning O Rod Lewis Construction Llc	Const Remodel	\$100,000	\$23,741
7 Dfcm - Managed Buildings	<u>12249310</u> <u>1775346</u>	Isf Construction Contract Rampton Complex Ps 1st. Ehp Construction Inc	Const Remodel	\$0	\$18,074
8 Dfcm - Managed Buildings	<u>12249310</u> <u>1775323</u>	Isf Construction Contract Vernal Human Services B Daw Technologies Ballistic Products Llc	Const Remodel	\$0	\$22,797
9 Dept Of Transportation	<u>17219310</u> <u>1775330</u>	Udot Calvin Rampton Fan Wall, Cooling Coils, Vfd' Mechanical Service & Systems Inc	Const Remodel	\$647,000	\$731,659
10 Das - Navajo Trust Fund	<u>14374310</u> <u>1775320</u>	Unrhf Unrhf Mexican Water Chapter Multi-purpose B Valley Design & Construction	Const New Space	\$1,700,000	\$1,695,750
11 Utah State University	<u>14385770</u> <u>1775271</u>	Usu Fine Arts - Organ Reinstallation Anderson Or Anderson Organ Works Llc	Const Remodel	\$(53,404)	\$16,200
12 Ogden/weber Atc	<u>17244240</u> <u>1775324</u>	Utah College Of Applied Technology - Ogden Weber A Saunders Construction Inc	Const Remodel	\$466,256	\$466,256
13 Dept Of Transportation	<u>16029900</u> <u>1775316</u>	Utah Department Of Transportation New Cottonwood Hughes General Contractors Inc	Const New Space	\$3,991,567	\$3,979,000
14 Dept Of Transportation	<u>17099900</u> <u>1775327</u>	Utah Department Of Transportation Region 1 Buildi Commercial Mechanical Systems & Service	Const Remodel	\$373,112	\$371,575



State of Utah

Division of Facilities and Construction Management

Construction Contracts Awarded

Contract Type = C; Award Date >= 03/28/2017; and less than 04/21/2017

# Agency	Project Contract	Contract/Contractor	Type	Budget	Award
Construction					
15 Dept Of Transportation	<u>17082900</u> <u>1775332</u>	Utah Department Of Transportation Lunt Park Rest Perkes Roofing Inc	Roofing	\$58,800	\$51,610
16 Weber State University	<u>16050810</u> <u>1775296</u>	Weber State University Social Science Building - Eagle Environmental Inc	Haz Mat Const	\$550,000	\$561,583

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

May-17

REPORT OF CONTINGENCY RESERVE FUND

PROJECT TITLE			DEVELOPMENT STATE FUNDS CURRENT TRANSFERS	IMPROVEMENT STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
FY 2017 BEGINNING BALANCE			4,951,792.73	5,911,266.55	7,415.55				
FUNDING									
15125	UVU	Performing Arts Building	81,526.00	-	-	(81,526.00)	-0.17%	Design	0%
13375	DATC	Permanent Campus Building	(114,293.00)	-	-	588,876.40	1.90%	Construction	39%
OTHER INCREASES									
15234	Health	Cannon Lighting Retrofit	-	6,262.79	-	(6,262.79)	-11.02%	Closeout	100%
DECREASES									
17137	Fairpark	Rodeo Arena	(409,869.00)	-	-	411,283.88	2.63%	Construction	35%
13020	DFCM	Unified Lab Module 2	(173,729.00)	-	-	1,067,252.00	2.94%	Construction	92%
17261	Courts	Mattheson Fire Dry Pipe Main Replacement	-	(80,259.50)	-	80,259.50	24.34%	Construction	0%
14296	SNOW	New Science Building	(56,418.00)	-	-	85,237.00	0.35%	Construction	25%
13336	UOFU	Huntsman Cancer Phase IV	(53,259.39)	-	-	347,773.68	0.35%	Construction	85%
17182	Education	Bldg Boiler Replacement	-	(39,698.00)	-	43,380.00	16.83%	Construction	72%
17026	OWATC	Business Depot Bay 2 Buildout	(18,879.84)	-	-	18,879.84	0.44%	Construction	0%
15128	USU	Clinical Sevices Building	(17,733.21)	-	-	40,564.19	0.12%	Construction	19%
15208	ung	CW Bldg 9000 Boiler Replacement	-	(15,633.94)	-	20,953.94	3.32%	Closeout	97%
15240	Wildlife	Glenwood Hatchery HVAC	-	(10,082.08)	-	31,389.81	13.39%	Closeout	95%
17038	DATC	Welding Shop Make Up Air	-	(8,367.40)	-	11,153.85	2.74%	Closeout	69%
15209	UNG	Spanish Fork Readiness Ctr Entrance	-	(7,942.89)	-	11,997.60	3.25%	Construction	96%
17170	UDOT	Beaver Replace Windows/Remodel Office	-	(6,530.00)	-	12,761.00	7.75%	Closeout	30%
14385	USU	Fine Arts Complex Addition	(3,701.64)	-	-	69,911.90	0.33%	Construction	58%
17053	DCC	Rio Grand Parking Security	-	(3,103.98)	-	4,353.98	3.58%	Construction	34%
17021	Educarion	Libbie Edwards Rooftop Units Upgrade	-	(2,289.45)	-	2,289.45	0.55%	Construction	78%
14083	WSU	Stewart Library Infrastructure	-	(1,880.89)	-	1,880.89	0.01%	Construction	69%
15160	SUU	Shops Restroom Expansion	-	(1,560.88)	-	32,463.80	5.66%	Closeout	99%
17017	SLCC	RRC-Tech Bldg Restroom Remodel	-	(1,380.00)	-	30,543.71	3.88%	Closeout	78%
13180	USU-EAST	Central Instructional Bldg	(1,222.41)	-	-	933,950.50	4.18%	On Hold	100%
15230	Parks	Rockport Entrance Station	-	(313.65)	-	14,653.46	3.87%	Closeout	100%
TOTAL			4,184,213.24	5,738,486.68	7,415.55				



Construction Change Order

Construction Change Order			
Description:	1. CHANGE ORDER #05 2. UTAH STATE FAIRPARK 3. DAYS OF 47 RODEO ARENA 4. BRAD DEMOND	Status:	CO EXECUTED
		Change Order Date:	Apr 4, 2017
		Total Amount:	\$399,254.00
		New End Date:	
Capital Project:	17137370 (FAIRPARK DAYS OF 47 RODEO ARENA)		

Contractor		Original		Change	
Contractor:	78012B (OKLAND CONSTRUCTION COMPANY, INC.)	Award:	\$10,000.00	Award:	\$10,000.00
		Change Order:	\$15,017,750.00	Change Order:	\$15,417,004.00
		Total:	\$15,027,750.00	Total:	\$15,427,004.00
Address Code:	001 (1978 SOUTH WEST TEMPLE, SALT LAKE CITY, UT 84115-7103)	Start:	Aug 31, 2016	Start:	Aug 31, 2016
Contract:	1775070	End:		End:	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PCO 06 - SALT LAKE CITY UTILITY FEES	001	CONSTRUCTION	UNK COND-CONTIN	\$26,168.00	
002	PCO #08 - EXCAVATION UNCOVERED BACKFILL THAT CONTAINED MATERIAL AND GARBAGE NOT ACCEPTABLE TO REMAIN.	001	CONSTRUCTION	UNK COND-CONTIN	\$30,453.00	
003	PCO #12 - REVISIONS TO CONCESSIONS STANDS AS COST SAVINGS	001	CONSTRUCTION	UNK COND-PROJEC	\$(6,321.00)	
004	PCO #13 - PROVIDE ADDITIONAL REBAR FOR SLABS IN BLDG T AND H (PAID FROM SP CREDIT)	001	CONSTRUCTION	AE OMISSION-PRJ	\$0.00	
005	PCO #15 - STORM DRAIN REVISIONS	001	CONSTRUCTION	UNK COND-PROJEC	\$(49.00)	
006	PCO #17 - ENVELOPE REVISIONS. ALL INSULATION IS TO BE ON THE OUTSIDE OF THE EXTERIOR SHEATHING. THIS ASI ELIMINATED ALL INTERIOR BATT INSULATION FROM WALLS AND CEILING SPACES. TO MEET COMCHECK WE NEEDED TO INCREASE ROOF INSULATION.	001	CONSTRUCTION	DFCM SCOPE-PROJ	\$0.00	
007	PCO #18 - AGENCY REQUESTED TWO OVERHEAD ROLL-UP DOORS AT THE ANNOUNCER BOOTH.	001	CONSTRUCTION	AGENCY SCOPE-P	\$0.00	
008	PCO #24 - ADDED TWO SHOWERS TO BUILDING H (PAID BY SP)	001	CONSTRUCTION	AGENCY SCOPE-P	\$0.00	



Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
009	PCO #27 - KHI MECHANICAL DISCOVERED A DISCREPANCY IN THE SPECS OVER WHETHER WE WERE REQUIRED TO USE PVC OR CAST IRON FOR ABOVE GRADE WASTE AND VENT, BUT CONFIRMED THEIR INTENT AT BID TIME WAS TO USE PVC. CREDIT PROVIDED	001	CONSTRUCTION	AE ERROR-PROJEC	\$(979.00)	
010	PCO #30 - THE EXISTING SEWER MAIN LOCATION DIFFERED SIGNIFICANTLY FROM PLANS, AND INTERFERED WITH STRUCTURAL FOOTINGS. THIS PRICE INCLUDES COSTS TO RELOCATE THE LINE.	001	CONSTRUCTION	AE ERROR-CONTIN	\$24,369.00	
011	PCO #31 - THE ORIGINAL ESTIMATE INTENDED FOR NATIVE SOILS TO BE USED AS BACK-FILL BELOW SLABS AND UTILITY TRENCHES. AS SOIL STOCKPILES OF NATIVE MATERIAL BECAME OVER SATURATED BECAUSE OF PRECIPITATION, IT COULD NOT MEET COMPACTION REQUIREMENTS.	001	CONSTRUCTION	UNK COND-CONTIN	\$242,539.00	
012	PCO #36 - STRUCTURAL BACKFILL UNDER SLABS AND FIRE LANE FOR ELECTRICAL TRENCHES	001	CONSTRUCTION	UNK COND-CONTIN	\$11,671.00	
013	PCO #37 - ADD MANHOLE FOR WATER LINE SERVING BUILDING 300 THAT WAS OMITTED FROM BID DOCUMENTS. (PAID BY SP FUNDS)	001	CONSTRUCTION	AE OMISSION-CON	\$0.00	
014	PCO #38 - ANNOUNCER BOOTH MODIFICATIONS	001	CONSTRUCTION	AGENCY SCOPE-P	\$0.00	
015	PCO #39 - ARENA FLOOR SPEAKERS AND ASSOCIATED CONDUIT AND WIRING WERE DELETED FROM THE PROJECT AS A COST SAVINGS. SUBSEQUENTLY, IT WAS DISCOVERED THAT THE CODE OFFICIAL WILL REQUIRE THE FLOOR SPEAKERS TO ENSURE EMERGENCY NOTIFICATION	001	CONSTRUCTION	DFCM SCOPE-CONT	\$58,539.00	



Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
016	PCO #40 - RELOCATE THE TICKET BOOTH TO MAKE IT SAFER FOR PATRONS WHEN QUEUING. THE CHANGE ELIMINATES 60 LINEAL FEET OF DECORATIVE FENCE.	001	CONSTRUCTION	UNK COND-PROJEC	\$(3,266.00)	
017	PCO #43 - DURING THE SUBMITTAL PROCESS IT WAS DISCOVERED THAT THE PROPOSED ALTERNATE ELECTRIC WATER HEATER (EWH) ACCEPTED DURING VE DOES NOT HAVE THE SAME PEAK CAPACITY AS THE SPECIFIED. PROVIDE THE SPECIFIED EWH.	001	CONSTRUCTION	DFCM SCOPE-CONT	\$14,288.00	
018	PCO #44 - DOOR & HARDWARE SUBMITTAL CLARIFICATION. (PAID FROM SP FUNDS)	001	CONSTRUCTION	AE OMISSION-PRJ	\$0.00	
019	PCO #52 - ADD MANUAL OVERRIDE SWITCHES AS REQUIRED BY THE ENERGY CODE.	001	CONSTRUCTION	DFCM SCOPE-CONT	\$1,842.00	



State of Utah

Division of Facilities and Construction Management

Construction Contract = 1775070

Construction Contract Summary

1775070 - 1. Utah State Fairpark | 2. Days Of 47 Rodeo Arena | 3. Brad

Project Title:	Fairpark Days Of 47 Rodeo Arena	Vendor #:	78012B
Project #:	17137370	Okland Construction Company, Inc.	
Program Director:	Brad Demond (195937)	1978 South West Temple	
Open PO's-Prj:	(3) for \$48,472.17	Salt Lake City, Ut 84115-7103	
Contract Name:	1. Utah State Fairpark 2. Days Of 47 Rodeo Arena 3. Brad	Status:	Notice To Proceed
Contract Type:	Constr Cmgc	DO #:	160901000003952
Component Group:	Construction	Retainage #:	8695687
Building:	18004	Fairpark Days Of 47 Rodeo Arena	

Component:	Construction (8)	Expense Budget:	6811
Account:	3000-300-3340-FWC-17137370	Construction Dev New Spc	

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2017	60.00	\$10,005,815.88	\$0.00
OTHER	40.00	\$6,588,507.00	\$0.00
Funding Totals:	100.00	\$16,594,322.88	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
11/28/16	17137370#1	Invoice Released	\$426,698.00
12/9/16	17137370#2	Invoice Released	\$1,524,724.00
1/26/17	17137370#3	Invoice Released	\$2,538,765.00
2/22/17	17137370#4	Invoice Released	\$594,266.00
3/16/17	17137370#5	New	\$1,618,640.00
Total Payments:			\$ 6,703,093.00

Retainage Summary

Date	Invoice #	Status	Amount
11/28/16	1775070#1	Invoice Released	\$22,458.00
12/9/16	1775070#2	Invoice Released	\$80,248.00
1/26/17	1775070#3	Invoice Released	\$133,620.00
2/22/17	1775070#4	Invoice Released	\$31,277.00
3/16/17	1775070#5	New	\$85,191.00
Retainage Total:			\$352,794.00

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	

Change Order Summary

Awards

Award Date	Number	Amount
08/17/2016	A001	\$10,000.00
Total Award:		\$ 10,000.00

Change Orders

Date	Number	Status	Amount
9/22/16	CO 001	Co Executed	\$5,602,135.00
10/19/16	CO 002	Co Executed	\$3,373,926.00
11/23/16	CO 003	Co Executed	\$2,741,020.00
1/12/17	CO 004	Co Executed	\$3,300,669.00
4/4/17	CO 005	Co Executed	\$399,254.00
Change Order Total:			\$15,417,004.00
Total Amendments (Less: Award Bid Pack Changes):			\$15,417,004.00
Adjusted Contract Value:			\$15,427,004.00



State of Utah

Division of Facilities and Construction Management

Construction Contract = 1775070

Construction Contract Summary

Release Summary

Release Date	Release	Amount
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 352,794.00

Contract Summary

Adjusted Contract Value:	\$ 15,427,004.00
Paid to Contractor:	\$6,703,093.00
Retainage to Bank:	\$352,794.00
Total Paid:	\$7,055,887.00
Contract Balance:	\$8,371,117.00

Contractor Summary

Adjusted Contract Value:	\$ 15,427,004.00
Paid to Contractor:	\$6,703,093.00
Retainage Releases:	\$.00
Total Paid to Contractor:	\$6,703,093.00
Contractor Balance:	\$8,723,911.00

Change Order % of Original: 154170.04%

Percentage of Contract Paid: 45.74%

Dates		Days	
From	To	Target	Lapsed
8/31/16	7/1/17	304	233
Adjusted	Substantial	Original	Days
7/1/17		7/1/17	

Percentage of Time Lapsed: 76.64%

Reasons for Change Orders

Reason	Percent	Amount
Agency Scope-p	0.00%	\$0.00
Ae Omission-con	0.00%	\$0.00
Bid Package	97.41%	\$15,017,750.00
Unk Cond-projec	-0.06%	-\$9,636.00
Ae Error-projec	-0.01%	-\$979.00
Dfcm Scope-cont	0.48%	\$74,669.00
Ae Error-contin	0.16%	\$24,369.00
Unk Cond-contin	2.02%	\$310,831.00
Ae Omission-prj	0.00%	\$0.00
Dfcm Scope-proj	0.00%	\$0.00
Total Changes (less Award Bid Packs):		\$15,417,004.00



Construction Change Order

Construction Change Order			
Description:	UNIFIED STATE LAB MODULE 2 AG, PS, OME BIG D CONSTRUCTION MATT BOYER	Status:	CO EXECUTED
		Change Order Date:	Apr 5, 2017
		Total Amount:	\$217,866.00
		New End Date:	Jan 18, 2017
Capital Project:	13020300 (UNIFIED STATE LABORATORY MODULE #2 FOR MEDICAL EXAMINER, AGRICULTURE LABS, AND CRIME LABS)		

Contractor		Original		Change	
Contractor:	12332C (BIG D CONSTRUCTION CORPORATION)	Award:	\$32,489,258.00	Award:	\$32,489,258.00
		Change Order:	\$1,109,128.00	Change Order:	\$1,326,994.00
		Total:	\$33,598,386.00	Total:	\$33,816,252.00
Address Code:	001 (404 WEST 400 SOUTH, SALT LAKE CITY, UT 84101)	Start:	Jul 8, 2015	Start:	Jul 8, 2015
Contract:	157419	End:		End:	Jan 18, 2017

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	COR 141 - INCREASE THE EDGE BANDING SIZE TO CORRECT THE INCONSISTENCIES IN THE PLANS	001	CONSTRUCTION	AE OMISSION-CON	\$18,482.00	
002	COR 210 - ADD FLOW SENSORS TO LANDSCAPE IRRIGATION, CHANGE CRUSHED FINES, & INCREASE SPRINKLER HEAD SPACING AT PLANTING AS REQUESTED BY DFCM LANDSCAPE MANAGER. LANDSCAPE MANAGER WAS NOT CONSULTED DURING DESIGN.	001	CONSTRUCTION	AE OMISSION-CON	\$7,139.00	
003	COR 211 - ADD AUTO OPERATOR TO PRT ROOM DOOR TO MAKE ACCESSIBLE INSTEAD OF MOVING THE TANK.	001	CONSTRUCTION	AGENCY SCOPE-P	\$1,213.00	
004	COR 212 - REMOVED A SECTION OF CABINET FOR A COPIER THAT THE PREVIOUS OME REPRESENTATIVE DID NOT IDENTIFY DURING DESIGN.	001	CONSTRUCTION	UNK COND-CONTIN	\$2,668.00	
005	COR 213 - CORRECTED THE DIFFUSER TYPE IN THE TISSUE RECOVERY ROOM TO MEET THE NEEDED STANDARDS.	001	CONSTRUCTION	AE OMISSION-CON	\$4,257.00	
006	COR 220 - COST TO PROVIDE BACKGROUND CHECKS FOR SUBS TO ACCESS MOD 1 SPACES	001	CONSTRUCTION	UNK COND-CONTIN	\$672.00	



Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
007	COR 222 - ADD WATER & PLUMBING TO THE REFRIGERATORS AND GLASS WASHERS THAT WERE MISSING ON THE DRAWINGS	001	CONSTRUCTION	AE OMISSION-CON	\$8,134.00	
008	COR 223 - ADD EXHAUST DUCT FOR OVEN IN 212 THAT WAS MISSED IN DESIGN.	001	CONSTRUCTION	AE OMISSION-CON	\$2,882.00	
009	COR 224 - ADDED SHELVING TO GUN VAULT THAT WAS IN THE INITIAL DESIGN BUT WAS MISSED IN THE COORDINATION.	001	CONSTRUCTION	AE OMISSION-CON	\$7,811.00	
010	COR 228 - ADDED FIRE DAMPERS IN AREA D THAT WERE NOT ON THE PLANS.	001	CONSTRUCTION	AE OMISSION-CON	\$2,755.00	
011	COR 234 - CHANGE THE COUNTER TOP EDGE TO A ERGONOMIC APPROPRIATE EDGE DETAIL AS RECOMMENDED BY RISK MANAGEMENT	001	CONSTRUCTION	UNK COND-CONTIN	\$15,119.00	
012	COR 244 - CHANGES REQUIRED THE BUILDING CODE OFFICIAL ON THEIR FINAL INSPECTION. SUCH CHANGES INCLUDED HORN STROBES, LOCKERS, GUARD RAILS, LOCKER HEIGHTS THAT WERE MISSED IN THEIR REVIEW.	001	CONSTRUCTION	UNK COND-CONTIN	\$12,494.00	
013	COR 246 - ADD REQUIRED AUTO OPERATOR ON DOOR 100 NOT SHOWN ON PLANS.	001	CONSTRUCTION	AE OMISSION-CON	\$2,881.00	
014	COR 247 - CHANGED HARDWARE ON DOOR 214 TO CREATE ONE WAY ACCESS AS NEEDED BY THE AGENCY.	001	CONSTRUCTION	AGENCY SCOPE-P	\$733.00	
015	COR 249 - ADD SS GUARDS AND MOVE THE SCALE POLE BRACKETS IN THE AUTOPSY SUITE TO MEET THE WORK FLOW OF THE AGENCY.	001	CONSTRUCTION	AGENCY SCOPE-P	\$10,800.00	
016	COR 254 - ADD INTRUSION DETECTION SYSTEM AS REQUIRED FOR PS ACCREDITATION. ADD CONCRETE DUMPSTER PAD. SEE SUMMARY SHEET FOR FULL DETAILS.	001	CONSTRUCTION	AE OMISSION-CON	\$69,057.00	
017	COR 259 - ADD GROMMETS IN COUNTER TOPS	001	CONSTRUCTION	AGENCY SCOPE-P	\$398.00	



Construction Change Order

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
018	COR 261 - CHANGED DOOR HARDWARE ON 215 TO ALLOW ONE WAY ACCESS. EXTENDED COUNTER TOP TO ACCOMMODATE AGENCY'S EQUIPMENT THAT WAS MISSED. ADD FILTERS TO ROOM 123 DIFFUSERS.	001	CONSTRUCTION	AE OMISSION-CON	\$11,150.00	
019	COR 265 - CHANGE PRESSURE REGULATORS ON GAS MANIFOLD TO ALLOW 150 PSI INSTEAD OF THE SPEC'ED 80 PSI.	001	CONSTRUCTION	AE ERROR-CONTIN	\$10,226.00	
020	COR 268 - ADDED FILM ON DOOR 130K FOR LIGHT CONTROL, MORE EVIDENCE LOCKERS, BLINDS TO ROOM 210D, DRYING RACKS FOR LABS, CARD ACCESS TO BREAK ROOM, ROOM SIGNAGE AND LETTERS TO MONUMENT SIGN, AND INCREASED THE PSI TO THE VEB.	001	CONSTRUCTION	AGENCY SCOPE-P	\$28,995.00	
021	DAYS FOR CO #12 - 12 DAYS TOTAL	001	CONSTRUCTION	TIME ADJUSTMENT	\$0.00	Jan 18, 2017



State of Utah

Division of Facilities and Construction Management

Construction Contract = 157419

Construction Contract Summary

157419 - Public Safety, Department Of Agriculture, Department Of Heal

Project Title:	Unified State Laboratory Module #2 For Medical Examiner, Agriculture Labs, And Crime Labs	Vendor #:	12332C
Project #:	13020300	Big D Construction Corporation 404 West 400 South Salt Lake City, Ut 84101	
Program Director:	Matt Boyer (173189)	Status:	Notice To Proceed
Open PO's-Prj:	(4) for \$50,185.95	DO #:	150804000030413
Contract Name:	Public Safety, Department Of Agriculture, Department Of Heal	Retainage #:	8695450
Contract Type:	Const New Space	Unified State Lab - Module 2	
Component Group:	Construction		
Building:	17133		

Component:	Construction (8)	Expense Budget:	6811
Account:	3000-300-3337-FWA-13020300	Construction Dev New Spc	

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
GFFY2014	100.00	\$2,000,000.00	\$0.00
Funding Totals:	100.00	\$2,000,000.00	\$0.00

Payment Summary

Date	Invoice #	Status	Amount
8/4/15	043219	Invoice Released	\$772,883.12
9/16/15	043329	Invoice Released	\$675,779.28
10/19/15	043441	Invoice Released	\$1,137,223.01
11/18/15	043558	Invoice Released	\$1,099,709.94
12/11/15	043636	Invoice Released	\$1,586,459.29
1/13/16	043806	Invoice Released	\$1,396,125.99
2/9/16	043840	Invoice Released	\$1,772,736.67
3/14/16	043945	Invoice Released	\$2,627,451.86
4/15/16	044008	Invoice Released	\$3,507,715.62
5/23/16	044140	Invoice Released	\$2,188,236.72
6/9/16	044288	Invoice Released	\$2,475,747.44
7/22/16	044300	Invoice Released	\$2,269,849.02
9/6/16	13020300#13	Invoice Released	\$2,618,468.49
9/19/16	13020300#14	Invoice Released	\$1,798,640.05
10/24/16	13020300#15	Invoice Released	\$1,520,718.27
11/16/16	13020300#16	Invoice Released	\$1,945,610.61
12/20/16	13020300#17	Invoice Released	\$1,251,222.39
2/9/17	13020300#18	Invoice Released	\$1,045,478.87
3/1/17	13020300#19	Invoice Released	\$162,820.44
3/28/17	13020300#21	New	\$68,336.00
Total Payments:			\$ 31,921,213.08

Change Order Summary

Awards			
Award Date	Number	Amount	
06/30/2015	A001	\$32,489,258.00	
Total Award:		\$ 32,489,258.00	
Change Orders			
Date	Number	Status	Amount
11/3/15	CO 001	Co Executed	\$57,769.00
2/9/16	CO 002	Co Executed	\$127,832.00
3/8/16	CO 003	Co Executed	\$138,292.00
4/21/16	CO 004	Co Executed	\$142,364.00
5/24/16	CO 005	Co Executed	\$71,198.00
7/20/16	CO 006	Co Executed	\$127,005.00
8/22/16	CO 007	Co Executed	\$67,376.00
9/29/16	CO 008	Co Executed	\$183,603.00
12/12/16	CO 009	Co Executed	\$94,205.00
1/30/17	CO 010	Co Executed	\$31,148.00
2/27/17	CO 011	Co Executed	\$68,336.00
4/5/17	CO 012	Co Executed	\$217,866.00
Change Order Total:			\$1,326,994.00



State of Utah

Division of Facilities and Construction Management

Construction Contract = 157419

Construction Contract Summary

Retainage Summary

Date	Invoice #	Status	Amount
8/4/15	157419#1	Invoice Released	\$40,678.06
9/16/15	157419#2	Invoice Released	\$35,567.33
10/19/15	157419#3	Invoice Released	\$59,853.84
11/18/15	157419#4	Invoice Released	\$57,879.47
12/11/15	157419#5	Invoice Released	\$83,497.86
1/13/16	157419#6	Invoice Released	\$73,480.32
2/9/16	157419#7	Invoice Released	\$93,301.93
3/14/16	157419#8	Invoice Released	\$138,286.94
4/15/16	157419#9	Invoice Released	\$184,616.61
5/23/16	157419#10	Invoice Released	\$115,170.35
6/9/16	157419#11	Invoice Released	\$130,302.50
7/22/16	157419#12	Invoice Released	\$119,465.74
9/6/16	157419#13	Invoice Released	\$137,814.13
9/19/16	157419#14	Invoice Released	\$94,665.26
10/24/16	157419#15	Invoice Released	\$80,037.81
11/16/16	157419#16	Invoice Released	\$102,400.55
12/20/16	157419#17	Invoice Released	\$65,853.81
2/9/17	157419#18	Invoice Released	\$55,025.21
3/1/17	157419#19	Invoice Released	\$8,569.50
Retainage Total:			\$1,676,467.22

Release Summary

Release Date	Release	Amount
2/23/17	Release # 1	\$ 1,576,467.22
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
Release Total:		\$ 1,576,467.22
Net Retainage:		\$ 100,000.00

Contract Summary

Adjusted Contract Value:	\$ 33,816,252.00
Paid to Contractor:	\$31,921,213.08
Retainage to Bank:	\$1,676,467.22
Total Paid:	\$33,597,680.30
Contract Balance:	\$218,571.70

Contractor Summary

Adjusted Contract Value:	\$ 33,816,252.00
Paid to Contractor:	\$31,921,213.08
Retainage Releases:	\$1,576,467.22
Total Paid to Contractor:	\$33,497,680.30
Contractor Balance:	\$318,571.70

Change Orders

Date	Number	Status	Amount
Total Amendments (Less: Award Bid Pack Changes):			\$1,326,994.00
Adjusted Contract Value:			\$33,816,252.00
Change Order % of Original:			4.08%
Percentage of Contract Paid:			99.35%
Dates		Days	
From	To	Target	Lapsed
7/8/15	1/18/17	560	653
Adjusted	Substantial	Original	Days
1/18/17		10/30/16	
Percentage of Time Lapsed:			116.61%

Reasons for Change Orders

Reason	Percent	Amount
Dfcm Scope-proj	3.42%	\$45,327.00
Time Adjustment	0.00%	\$0.00
Ae Omission-prj	0.26%	\$3,496.00
Unk Cond-other	2.42%	\$32,112.00
Agency Scope-p	13.73%	\$182,138.00
Unk Cond-contin	19.83%	\$263,111.00
Ae Omission-con	53.14%	\$705,183.00
Dfcm Scope-cont	-4.38%	-\$58,086.00
Ae Error-contin	2.10%	\$27,903.00
Dfcm Scope-oth	0.55%	\$7,314.00
Unk Cond-projec	-1.33%	-\$17,635.00
Agency Scope-c	10.26%	\$136,131.00
Total Changes (less Award Bid Packs):		\$1,326,994.00



Construction Change Order

Construction Change Order			
Description:	COMPLETE FLUSH OF EXISTING DRY SYSTEM BRANCH LINES ON LEVELS P1, P2, AND P3. COURTS MATHESON COURTHOUSE - FIRE DRY PIPE MAINS REPLACEMENT CRAIG MACKAY	Status:	CO EXECUTED
		Change Order Date:	Apr 10, 2017
		Total Amount:	\$48,577.20
		New End Date:	
Capital Project:	17261150 (MATHESON COURTHOUSE REPLACE FIRE DRY PIPE MAINS)		

Contractor		Original		Change	
Contractor:	79573B (KELLER CONSTRUCTION INC)	Award:	\$235,669.00	Award:	\$235,669.00
		Change Order:	\$13,798.67	Change Order:	\$62,375.87
		Total:	\$249,467.67	Total:	\$298,044.87
Address Code:	001 (2412 SOUTH 3400 WEST, SALT LAKE CITY, UT 84119)	Start:	Feb 17, 2017	Start:	Feb 17, 2017
Contract:	1775273	End:		End:	

Line Item						
Line	Description	Contract Line	Component	Reason	Change Amount	New End Date
001	PR #3 - COST FOR FLUSHING THE DRY FIRE SYSTEM LOCATED ON PARKING LEVELS P1, P2, AND P3.	001	CONSTRUCTION	UNK COND-CONTIN	\$48,577.20	



State of Utah

Division of Facilities and Construction Management

Construction Contract = 1775273

Construction Contract Summary

1775273 - Administrative Office Of The Courts | Matheson Courthouse - F

Project Title:	Matheson Courthouse Replace Fire Dry Pipe Mains	Vendor #:	79573B
Project #:	17261150	Keller Construction Inc	
Program Director:	Craig Mackay (203154)	2412 South 3400 West	
Open PO's-Prj:	(0) for	Salt Lake City, Ut 84119	
Contract Name:	Administrative Office Of The Courts Matheson Courthouse - F	Status:	Notice To Proceed
Contract Type:	Const Remodel	DO #:	170313000013886
Component Group:	Construction	Retainage #:	
Building:	08356		Scott Matheson Courthouse

Component:	Construction (8)	Expense Budget:	
Account:			

Funding Sources

Funding Source	Budget %	Appropriation	Allotment
Funding Totals:			

Payment Summary

Date	Invoice #	Status	Amount
Total Payments:			

Retainage Summary

Date	Invoice #	Status	Amount
Retainage Total:			

Release Summary

Release Date	Release	Amount
	Release # 1	
	Release # 2	
	Release # 3	
	Release # 4	
	Release # 5	
	Release Total:	\$ 0.00
	Net Retainage:	\$ 0.00

Contract Summary

Adjusted Contract Value:	\$ 329,727.17
Paid to Contractor:	\$ 0.00
Retainage to Bank:	\$ 0.00
Total Paid:	\$ 0.00
Contract Balance:	\$329,727.17

Contractor Summary

Adjusted Contract Value:	\$ 329,727.17
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Change Order Summary

Awards

Award Date	Number	Amount
02/13/2017	A001	\$235,669.00
Total Award:		\$ 235,669.00

Change Orders

Date	Number	Status	Amount
3/20/17	CO 001	Co Executed	\$13,798.67
4/10/17	CO 002	Co Executed	\$48,577.20
4/13/17	CO 003	Co Executed	\$31,682.30
Change Order Total:			\$94,058.17
Total Amendments (Less: Award Bid Pack Changes):			\$94,058.17
Adjusted Contract Value:			\$329,727.17
Change Order % of Original:			39.91%
Percentage of Contract Paid:			0.00%

Dates		Days	
From	To	Target	Lapsed
2/17/17	4/21/17	63	63
Adjusted	Substantial	Original	Days
4/21/17		4/21/17	
Percentage of Time Lapsed:			100.00%



State of Utah

Division of Facilities and Construction Management

Construction Contract = 1775273

Construction Contract Summary

Paid to Contractor:	\$0.00
Retainage Releases:	\$0.00
Total Paid to Contractor:	\$0.00
Contractor Balance:	\$329,727.17

Reasons for Change Orders

Reason	Percent	Amount
Unk Cond-contin	85.33%	\$80,259.50
Agency Scope-p	14.67%	\$13,798.67
Total Changes (less Award Bid Packs):		\$94,058.17

DFCM

Division of Construction and Management
 4110 State Office Building Salt Lake City, UT 84144
 Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF PROJECT RESERVE FUNDS ACTIVITY

May-17

% of
 Constr.

PROJ #	DEPT	PROJECT TITLE	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>			<u>1,285,855.85</u>	<u>5,000,638.13</u>	<u>968,448.86</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>							
15249050	CPB	State Capitol Bldg Rotunda Glass Replacement		274,199.30		Project Residual	87%
15321430	JJS	Slate Canyon DJJS Youth Facility Fire Alarm and Emergency Light Upgrade		89,384.08		Project Residual	48%
15110810	WSU	WSU Wattis Bldg DDC Control Upgrades		17,274.81		Project Residual	1%
15276370	FAIRPARK	Various Buldings Electrical Panel Replacement		15,827.50		Project Residual	8%
15135430	JJS	Decker Lake Youth Fire Alarm and Telephone Data Replacement		7,659.08		Project Residual	4%
17058030	ABC	ABC Admin Bldg Replace Data Room A/C		6,641.00		Project Residual	14%
15234390	HEALTH	Cannon Health Retrofit Lighting to New Energy Efficient		6,537.42		Project Residual	3%
15061220	DATC	Davis Applied Technology College Motorsports Shop & classroom Upgrade		4,686.73		Project Residual	2%
14222730	SUU	SUU Campus Wide Fire Lane Approach Upgrade		3,688.17		Project Residual	4%
15069310	DFCM	DFCM Calvin Rampton Replace Irrigation System		623.00		Project Residual	0%
15328640	DSU	DSU Campus Wide Metering		385.45		Project Residual	0%
<u>DECREASES TO PROJECT RESERVE FUND:</u>							
17095790	UVU	UVU Computer Science VAV and Control Valve Replacement		(56,810.00)		To Award Construction Contract	27%
15302310	DFCM	Governor's Mansion Exterior Perimeter Fence Replacement		(10,884.00)		Final Construction Cost	5%
17255100	UDCD	Draper Prison A-west Yard Concrete Improvements		(8,017.00)		To Award Construction Contract	9%
<u>ENDING BALANCE</u>			<u>1,285,855.85</u>	<u>5,351,833.67</u>	<u>968,448.86</u>		



Division of Construction and Management
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May-17

12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<u>INCREASES TO PROJECT RESERVE FUND:</u>			
ABC Total	-	56,806.87	-
BATC Total	-	6,960.00	-
Corrections Total	-	58,723.47	-
COURTS Total	420,509	46,964.25	-
CPB Total	-	371,888.27	-
DATC Total	-	4,686.73	-
DFCM Total	-	181,393.07	-
DHS Total	0	179,424.89	-
DNR Total	-	257,585.19	-
DPS Total	-	69,677.47	-
DSU Total	-	26,328.50	-
DWS Total	-	31,283.92	-
DXATC Total	-	3,689.00	-
Education Total	-	82,997.50	-
Fairpark Total	-	19,855.50	-
Health Total	-	82,389.42	-
JJS Total	-	97,043.16	-
OWATC Total	-	189,952.91	-
SLCC Total	-	21,039.02	-
SNOW Total	-	7,960.81	-
SUU Total	0	36,652.78	-
TAX Total	-	125,144.18	-
UDC Total	0	60,802.84	-
UDOT Total	-	55,604.27	-
UVU Total	0	164,999.00	-
WSU Total	-	52,598.06	-



May-17

12 MONTH PROJECT RESERVE FUNDS ACTIVITY

DEPT	STATE FUNDS- DEVELOPMENT	STATE FUNDS- IMPROVEMENT	DOT FUNDS
<u>DECREASES TO PROJECT RESERVE FUND:</u>			
DHS Total	(150,000.00)	-	-
UDOT Total	-	(3,436.00)	-
COURTS Total	-	(30,000.00)	-
DNR Total	-	(6,650.00)	-
DSU Total	-	(500.00)	-
DAS Total	-	(110.00)	-
DHS Total	-	(365,845.00)	-
UNG Total	-	(31,708.00)	-
Snow Total	-	(15,457.00)	-
UBATC Total	-	(14,643.92)	-
Corrections Total	-	(5,789.13)	-
SUU Total	-	(125,000.00)	-
UVU Total	-	(110,701.00)	-
Health Total	-	(9,899.85)	-
WSU Total	-	(32.50)	-
CPB Total	-	(30,503.00)	-
DPS Total	-	(9,256.00)	-
UDOT Total	-	(900.00)	-
UNG Total	(131.50)	-	-
WSU Total	-	(65.00)	-
DPS Total	-	-	(32.50)
DCC Total	-	(63,005.00)	-
DNR Total	0	(300,000.00)	-
DATC Total	0	(26,720.00)	-
SLCC Total	0	(330.00)	-
SUU Total	-	(300,000.00)	-
DHS Total	(1,000,000.00)	-	-
DAS Total	(500,000.00)	-	-
DEQ Total	(500,000.00)	-	-
DSU Total	-	(200,000.00)	-
DHS Total	-	(54,751.79)	-
UVU Total	-	(96,586.00)	-
DFCM Total	-	(10,884.00)	-
UDCD Total	-	(8,017.00)	-

OTHER ITEMS

OTHER	To DFCM Admin Per 2016 HB#2 Item #158	(1,225,000.00)
OTHER	To DFCM Admin per 2016 SB#6 Item #17	(200,000.00)